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

FEBRUARY 3 - FEBRUARY 9, 2023

#### POLK COUNTY LEGAL NOTICES

#### 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 MY SIGNATURE VISION: Located at 304 Chadwick Dr : Polk County in the City of Davenport: Florida, 33837-4525 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this January day of 25, 2023 ALAYÓKŰ WALÉ

February 3, 2023 23-00136K

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 PHOENIX HOME REMODELING: Located at 1924 Danes Ct: Polk County in the City of Lakeland: Florida, 33810-2745 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Lakeland Florida, this January day of 25, 2023 PHOENIX KITCHENS LLC

23-00137K February 3, 2023

#### 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 GRACE SARAI : Located at 4334 Talon Loop Unit 308 : Polk County in the City of Lakeland : Florida, 33812-6399 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this January day of 25, 2023 PEREZ MYRIAM

February 3,202323-00138K

#### 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 JIVON DAY KLARRIES: Located at 1830 Franklin: Polk County in the City of Bartow: Florida, 33830 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bartow Florida, this January day of 25, 2023 LARRY KLORISSA D February 3, 2023 23-00139K

#### 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 CUSTOM SENSE DESIGNS: Located at 1925 Escambia Ln : Polk County in the City of Kissimmee: Florida, 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee Florida, this January day of 25, 2023 K9 KULTURE LLC

23-00140K February 3, 2023

#### 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 BROTHER UNITED JANITORIAL SERVICES: Located at 631 Rangpur St : Polk County in the City of Lakeland : Florida, 33803-1979 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this January day of 25, 2023 ACEVEDO SALVADOR 23-00141K February 3, 2023

#### 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 N ZONE SPORTS OF AMERICA : Located at 14310 Haddon Mist Dr : Polk County in the City of Wimauma: Florida, 33598-3706 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wimauma Florida, this January day of 25, 2023 LEGENDARI CREATURES LLC February 3, 2023

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Odara Royale, located at 500 S Florida Ave Suite 415-1045, in the City of Lakeland, County of Polk, State of FL, 33801, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 27 of January, 2023. ODARA ROYALE LLC 500 S Florida Ave Suite 415-1045 Lakeland, FL 33801 February 3, 2023 23-00151K

#### FIRST INSERTION

R DETERRA, OWNER, desiring to engage in business under the fictitious name of VIP THEME PARK TOURS located at 2812 BLACKWATER CREEK DR, LAKELAND, FLORIDA 33810 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.

February 3, 2023 23-00152K

#### FIRST INSERTION

Notice is hereby given that RNG TRANSPORTATION LLC, OWNER, desiring to engage in business under the fictitious name of R&G GOODS located at 110 GROVE DR, 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.

#### FIRST INSERTION

23-00153K

February 3, 2023

Notice is hereby given that STEPHA-NIE R LITTLES, DANIEL A LITTLES, OWNERS, desiring to engage in business under the fictitious name of H&M IMPRINT located at 5846 DEER TRACKS TRL, LAKE-FLORIDA 33811  $to \, register \, the \, said \, name \, in \, POLK \, county$ with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. February 3, 2023 23-00157K

#### FIRST INSERTION

Notice is hereby given that DALTON EMERSON SLOAN, OWNER, desiring to engage in business under the fictitious DALTON SLOAN'S
DETAILING located MOBILE at 9011 OAKWOOD DR, LAKE FLORIDA intends to register the said name in POLK county with the Division of Corporations, Florida Department of pursuant State, to section 865.09 of the Florida Statutes. February 3,2023

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Raydiant Home Services, located at 1901 US HWY 17 92, Lot 14, in the City of Lake Alfred, County of Polk, State of FL, 33850, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 31 of January, 2023 Tommy Jay Ray 1901 US HWY 17 92, Lot 14 Lake Alfred, FL 33850 February 3, 2023 23-00159K

#### FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection Southwest District Office Draft Air Permit No. 1050497-001-AC Imerys Perlite USA, Inc., Lake Wales Facility Polk County, Florida

Applicant: The applicant for this project is Imerys Perlite USA, Inc. The applicant's authorized representative and mailing adress is: Curtis Gorham, Site Manager, Imerys Perlite USA, Inc., Lake Wales Facility, 31 S. Airport Rd, Lake Wales, FL 33859. Facility Location: Imerys Perlite USA, Inc. operates the existing Lake Wales Facility, which is located in Polk County at 31 South Airport Road in Lake Wales, Florida.

Project: The applicant is requesting an after-the-fact initial construction permit for a perlite processing plant. The facility uses a perlite expansion furnace equipped with a baghouse on a production line. The facility is a synthetic minor source of the pollutant particulate matter (PM).

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/

apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administra-

tive hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modifica-tion of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon Mediation: Mediation is not available in this proceeding.

February 3, 2023

#### FIRST INSERTION

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

File No. 2022CP0039930000XX IN RE: ESTATE OF ROBERT A. LEEDOM Deceased.

The administration of the estate of Robert A. Leedom, deceased, whose date of death was October 29, 2022, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

NOTICE TO CREDITORS

POLK COUNTY, FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

of HARVEY STEVEN BRIDGES,

deceased, who died on April 18, 2021

is pending in the Circuit Court for Polk

County, Florida, Probate Division,

the address of which is the Honorable

Gerald P. Hill II, P.O. Box 9000,

Bartow, Forida, 33831-9000. The

names and addresses of the petitioner

and the petitioner's attorney are set

All creditors of the decedent and oth-

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 February 3, 2023.

Personal Representative: /s/ Robert K. Leedom Robert K. Leedom 869 Jason Dr. Bensalem, Pennsylvania 19020

Attorney for Personal Representative: /s/ Robert W. Bible Jr. Robert W. Bible, Jr. Independent of Counsel Attorney for Personal Representative Florida Bar Number: 561398 Law Offices of Joseph F. Pippen, Jr. & Assoc., PL 1920 East Bay Dr. Largo, Florida 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Robert@attypip.com Secondary E-Mail: Suzie@attypip.com February 3, 10, 2023

#### FIRST INSERTION

er persons having claims or demands against decedent's estate on whom a IN THE CIRCUIT COURT FOR copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER No.: 2022CP0034440000XX OF 3 MONTHS AFTER THE TIME HARVEY STEVEN BRIDGES OF THE FIRST PUBLICATION OF Deceased.
The administration of the Estate THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is February 3, 2023. By: /s/ Aaron J. Bedy, Esq. Personal Representative & Attorney for the Estate Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedylaw.com February 3, 10, 2023 23-00146K

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

> LEE COUNTY leeclerk.org

**COLLIER COUNTY** collierclerk.com HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com



FIRST 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,

CHARLES V. WALL; KEATHEL

CHAUNCEY ESQ., AS TRUSTEE, UNDER THE POLK 3 LAND

TRUST; ESTATES OF AUBERN-

SOCIATION, INC, A FLORIDA

NONPROFIT CORPORATION;

UNKNOWN TENANT #1 IN POS-SESSION OF THE SUBJECT PROP-

ERTY; UNKNOWN TENANT #2 IN

NOTICE IS HEREBY GIVEN pursu-

ant to an Order on Motion to Cancel

and Reschedule Foreclosure Sale Date

dated the 17th day of January 2023, 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 de-

fendants, 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.

POSSESSION OF THE SUBJECT

DALE HOMEOWNERS AS-

Plaintiff, vs.

PROPERTY

#### FIRST INSERTION

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

FLORIDA

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

TERRANCE L. BUTLER A/K/A TERRANCE BUTLER: CRYSTAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2;

sale will be made pursuant to an Order Resetting Sale entered on January 13, 2022 in Civil Case No. 2021CA001384000000, of the Circuit and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIA-OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFIand TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYSTAL M. YORKSHIRE HOMEOWNERS' AS-SOCIATION OF POLK COUNTY, TENANT #2 N/K/A KATERRA BUT-

Defendant(s). NOTICE IS HEREBY GIVEN that Court of the TENTH Judicial Circuit in TION AS TRUSTEE FOR ANGEL CATES, SERIES 2019-2 is the Plaintiff, CULMER A/K/A CRYSTAL CULMER; INC.; UNKNOWN TENANT #1 N/K/A DWIGHT HOWARD; UNKNOWN LER are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on March 7, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judg-

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASE NO. 2018CA001195000000

THE BANK OF NEW YORK

THE HOLDERS OF MASTR

2006-2.

Plaintiff, vs.

AL.: .et al.

Defendants

ALTERNATIVE LOAN TRUST

MELLON (FKA THE BANK OF

NEW YORK) AS TRUSTEE FOR

JENNIFER E. ROBERTSON, ET

NOTICE IS HEREBY GIVEN pur-

suant to an Order Rescheduling

the Foreclosure Sale dated January

23, 2023, and entered in Case No.

2018CA001195000000, of the Circuit

Court of the Tenth Judicial Circuit in

and for POLK County, Florida. THE BANK OF NEW YORK MELLON

(FKA THE BANK OF NEW YORK) AS

TRUSTEE FOR THE HOLDERS OF MASTR ALTERNATIVE LOAN

TRUST 2006-2, is Plaintiff and JEN-

NIFER E. ROBERTSON; UNKNOWN

SPOUSE OF JENNIFER E. ROBERT-

SON N/K/A DAVID BRYAN CALL;

SUN RIDGE VILLAGE PROPERTY;

OWNERS ASSOCIATION INC.:

AMERICAN BROKERS CONDUIT,

are defendants. Stacy M. Butterfield,

Clerk of the Circuit Court for POLK

County, Florida will sell to the highest

and best bidder for cash via the Inter-

net at www.polk.realforeclose.com, at

10:00 a.m., on the 28TH day of FEB-

RUARY, 2023, the following described

property as set forth in said Final Judg-

LOT 36, SUN RIDGE VILLAGE

PHASE ONE, ACCORDING TO

THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 131,

PAGES 27 AND 28, OF THE PUBLIC RECORDS OF POLK

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

COUNTY, FLORIDA.

ment, to wit:

ment, to wit: LOT 80, YORKSHIRE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 102, PAGE(S) 5 THROUGH 8, IN-CLUSIVE, 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

IMPORTANT AMERICANS WITH DISABILITIES ACT: 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 26 day of January, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2023-01-26 11:26:41 By: /s/ Zachary Ullman Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com

contact the Office of the Court Admin-

istrative, 255 N. Broadway Avenue, Bar-

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

least 7 days before your scheduled court

appearance, or immediately upon re-

ceiving this notification if the time be-

fore the scheduled appearance is less

than 7 days; if you are hearing or voice

Si usted es una persona minusválida

que necesita algún acomodamiento

para poder participar en este proced-

imiento, usted tiene derecho, sin tener

gastos propios, a que se le provea cierta

ayuda. Tenga la amabilidad de ponerse

en contacto con the Office of the Court

Administrative, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686 por lo menos 7 días antes

de la cita fijada para su comparecencia

en los tribunales, o inmediatamente

después de recibir esta notificación si el

tiempo antes de la comparecencia que

se ha programado es menos de 7 días;

si usted tiene discapacitación del oído o

Si ou se yon moun ki enfim ki bezwen

akomodasyon pou w ka patisipe nan

pwosedi sa, ou kalifye san ou pa gen

okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the

Office of the Court Administrative, 255

N. Broadway Avenue, Bartow, Florida

33830, (863) 534-4686 nan 7 jou an-

van dat ou gen randevou pou parèt nan

tribinal la oubven imedvatman apre ou

fin resevwa konvokasyon an si lè ou gen

pou w parèt nan tribinal la mwens ke

7 jou; si ou gen pwoblèm pou w tande

Dated this 31ST day of January,

de la voz, llame al 711.

oubyen pale, rele 711.

Ph: (954) 571-2031

PRIMARY EMAIL:

Pleadings@vanlawfl.com

J. Anthony Van Ness, Esq.

/s/ J. Anthony Van Ness

Bar Number: 391832

February 3, 10, 2023

PHH4640-17/sap

How much do legal notices cost?

The price for notices in the printed newspaper

must include all costs for publishing the ad in

The public is well-served by notices published in

print, on the newspaper's website and to

www.floridapublicnotices.com.

**VIEW NOTICES ONLINE AT** 

Legals.BusinessObserverFL.com

legal@businessobserverfl.com

To publish your legal notice Email:

a community newspaper.

VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive,

Deerfield Beach, Florida 33442

Email: TVanness@vanlawfl.com

2023.

Suite 110

23-00145K

1012-3526B

FIRST INSERTION

February 3, 10, 2023

impaired, call 711.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE

POLK COUNTY

FIRST INSERTION

CLERK'S NOTICE OF SALE

**UNDER F.S. CHAPTER 45** 

IN THE CIRCUIT COURT OF

THE TENTH JUDICIAL CIRCUIT.

IN AND FOR POLK COUNTY, FLORIDA

Case No. 2022-CA-1028

Honorable Judge: Durden PLANET HOME LENDING, LLC

BRANDON JANIEL COLON;

JONATHAN MANUEL COLON

DOMINGUEZ: HIDDEN LAKE

ASSOCIATION, INC.; STATE OF

FLORIDA: POLK COUNTY CLERK

OF COURT: MIDLAND FUNDING.

NOTICE IS GIVEN that, in accordance

with the Final Judgment of Foreclosure dated October 18, 2022 in the above-

styled cause, I will sell to the highest

and best bidder for cash online at www.

polk.realforeclose.com, bidding begins

at 10 a.m. Eastern Time on March 27,

2023 the following described property:

LOT 83, HIDDEN LAKE PRE-

SERVE, A SUBDIVISION ACCORDING TO THE MAP OR

PLAT THEREOF, AS RECORD-

ED IN PLAT BOOK 166, PAGES

29 THROUGH 31, INCLUSIVE.

OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA

PARCEL ID: 272726-758511-

Commonly Known as: 437 STILLWATER LN, HAINES

PRESERVE HOMEOWNERS

LLC; UNKNOWN TENANT

OCCUPANT #1: UNKNOWN

TENANT OCCUPANT #2

Plaintiff, Vs.

Defendants,

000830

CITY, FL 33844

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to von. 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. Respectfully 1/31/2023 submitted /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com

February 3, 10, 2023 23-00162K

#### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 53-2021-CA-003259 CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2007-1, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2007-1, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE. Plaintiff, vs.

DANIEL SNELL, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated January 23, 2023, and entered in Case No. 53-2021-CA-003259 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Credit Suisse First Boston Mortgage Securities Corp., Home Equity Asset Trust 2007-1, Home Equity Pass-Through Certificates, Series 2007-1, U.S. Bank National Association, as Trustee, is the Plaintiff and Daniel Snell, Jennifer Lee Snell, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the February 22, 2023 the following described property as set forth in said

Final Judgment of Foreclosure: LOT 9 AND 10, BLOCK B, LAKE

Defendant(s).

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

LAKELAND FL 33801 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to 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 01 day of February, 2023. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 20-010917  $February\,3,10,2023$ 23-00168K

#### 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.

2015CA-002588-0000-00 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTII SERIES 2006-HE7, Plaintiff, vs. MARCIA HUFF, et al.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2016, and entered in 2015CA-002588-0000-00 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY. TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE7 is the Plaintiff and MARCIA HUFF; SHERWOOD LAKES HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.: ASHANDA FINEGAN are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. polk.realforeclose.com, at 10:00 AM, on February 28, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 22. SHERWOOD ISLE. AC-CORDING TO THE PLAT RE-

CORDED IN PLAT BOOK 127, PAGE(S) 3 THROUGH 4, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. Property Address: 2057 FAR-33809

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

45.031. 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 27 day of January, 2023. 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 14-92432 - NaC

23-00149K

RINGTON DR, LAKELAND, FL

February 3, 10, 2023

property as set forth in said Final Judgment, to-wit: THE SOUTH 1/2 OF LOT 6 BLOCK C, IN MAP SHOWING W.F. HALLAM & CO'S LAKE-

realforeclose.com at, 10:00 AM on the

 $21\mathrm{st}$  day of March 2023, the following described property as set forth in said Final Judgment, to wit: IF YOU ARE A PERSON CLAIM-

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

Dated this 25th day of January 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 20-01582 February 3, 10, 2023 23-00144K

#### 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. 53-2021-CA-003291 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. KRISTAL BERMUDEZ A/K/A

KRISTAL LYNN BERMUDEZ AND ANTONIO BERMUDEZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 26, 2022, and entered in 53-2021-CA-003291 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FREE-DOM MORTGAGE CORPORATION is the Plaintiff and KRISTAL BERMU-DEZ A/K/A KRISTAL LYNN BERMU-DEZ; ANTONIO BERMUDEZ 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 March 07, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 14 IN BLOCK N OF RICH-

LAND MANOR UNIT NUM-BER THREE, AS SHOWN BY MAP OR PLAT THEREOF RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 42, PAGE 47

640 Property Address

PINECREST DR, BARTOW, FL 33830

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

IMPORTANT

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

Dated this 31 day of January, 2023. 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 21-112026 - NaC February 3, 10, 2023 23-00166K

#### FIRST INSERTION

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

CIVIL DIVISION Case #: 2022CA0004810000LK **DIVISION: 8** Wells Fargo Bank, N.A.

Plaintiff, -vs.-Carissa B. Lloyd; Michael T. Cabello a/k/a M.T. Cabello; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA0004810000LK of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Carissa B. Lloyd 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 March 8, 2023, the following described

LAND HIGHLANDS CLUB

THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 1-C, PAGE 107, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOM-MODATION IN ORDER TO PARTIC-IPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CER-TAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRA-TION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED,  $\operatorname{CALLTDD}\left(863\right)534\text{-}7777\operatorname{ORFLORI}\text{-}$ DA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR

LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707

PLAINTIFF:

22-325645 FC01 ALW February 3, 10, 2023 23-00155K

**LEGAL NOTICE** 

Email legal@businessobserverfl.com

PUBLISH YOUR

FIRST INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 22 CP 003665 **Division Probate** IN RE: ESTATE OF JERRY LEMUEL PILCHER A/K/A JERRY L. PILCHER A/K/A JERRY PILCHER

Deceased. The administration of the estate of Jerry Lemuel Pilcher a/k/a Jerry L. Pilcher a/k/a Jerry Pilcher, deceased, whose date of death was July 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 February 3, 2023. **Marie Poliszczuk** 

Personal Representative 8024 Sugar Pine Blvd. Lakeland, Florida 33810

MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A 2629 McCormick Drive, Suite 102 Clearwater, Florida 33759 Telephone: (888) 483-5040 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com 23-00154K February 3, 10, 2023

#### FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on February 22, 2023, at 10:00 AM, at 177 Keystone Terrace, Haines City, FL 33844, Lake Region Mobile Home Owners, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Estate of Duane Stromberg, to wit: A certain 1975 Budd mobile home, Florida Identification Number 046108631, Title Number 13278409. The name and address of the former owner is Duane Stromberg. 177 Keystone Terrace, Haines City, FL 33844.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law, the proceeds to be applied as far as may be to the payment of costs of storage, advertising and sale, due and owing the landlord. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.

PREPARED BY: Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, P.A. 500 South Florida Avenue, Suite 800 Lakeland, Florida 33801

February 3, 10, 2023 23-00167K

#### FIRST INSERTION

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

CASE NO. 2023CA000037000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NETTIE L. CAYLOR, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BEN-

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

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

following property:

LOT 56, QUAIL TRAIL, ACCORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 68, PAGE(S) 6,
OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-DA. TOGETHER WITH: 1982

PEAC MOBILE HOME, ID# COSGASC012076A AND COSGASC012076B; TITLE 21418409 AND # 21418408. (RE-TIRED)

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 03/06/2023 (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 25 day of January, 2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ April Cummins DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487  $PRIMARY\ EMAIL:\ flmail@raslg.com$ 22-048816

February 3, 10, 2023

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION Case #: 532022CA002327000000 DIVISION: 11

Carrington Mortgage Services, LLC Plaintiff, -vs.-Terence S. Hale a/k/a Terence Hale; Crystal Hale a/k/a Crystal D. Hale; **United States of America Acting** through Secretary of Housing and Urban Development; Randa Ridge Homeowners Association; 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: Terence S. Hale a/k/a Terence Hale: LAST KNOWN ADDRESS: 519 Ronshelle Avenue, Haines City, FL 33844, Crystal Hale a/k/a Crystal D. Hale: LAST KNOWN ADDRESS: 519 Ronshelle Avenue, Haines City, FL 33844, Unknown Parties in Posse #1: LAST KNOWN ADDRESS: 519 Ronshelle Avenue, Haines City, FL 33844 and Unknown Parties in Possession #2: LAST KNOWN ADDRESS: 519 Ronshelle Avenue,

Haines City, FL 33844 Residence unknown, if living, including 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, creditors, 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 aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

23-00165K

LOT 234, RANDA RIDGE PHASE 3, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN MAP BOOK 135, PAGES 31 AND 32 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 519 Ronshelle Avenue, Haines City, FL 33844.

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 Raton, 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 demanded in the Complaint.

Default Date: 2/27/2023 IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.

WITNESS my hand and seal of this Court on the day of JAN 20, 2023

Stacy M. Butterfield it and County Courts By: /s/ Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff 2424 North Federal Highway Suite 360 Boca Raton, FL 33431

22-326886 FC01 CGG 23-00143K February 3, 10, 2023

#### FIRST INSERTION

Notice of Foreclosure Sale IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 2022-CC-001303 JUDGE: BRANDON RAFOOL BE A MAN BUY LAND, LLC, a

Florida limited liability company Plaintiff, v. MIGDALIA FELICIANO

RODRIGUEZ, UNKNOWN SPOUSE OF MIGDALIA FELICIANO RODRIGUEZ AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 26, 2023 and entered in Case No. 2022CC00130300000000f the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby BE A MAN BUY LAND, LLC, a Florida limited liability company, is the Plaintiff and MIGDALIA FELICIANO RODRIGUEZ, UNKNOWN SPOUSE MIGDALIA FELICIANO

RODRIGUEZ, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. 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 a.m. on March 2, 2023, the following described property as set forth in the Final Judgment of Foreclosure, to wit: Parcel ID: 23-28-13-074000-

THE EAST 44.4 FEET OF LOT 3, BLOCK 11, ADAMS SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, POLK COUNTY, FLORIDA. TOGETHER WITH all the imerected on the property, and all easements, appurtenances, and fixtures now or hereafter a part

of the property.
ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER 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, (863) 534-4690, at least 7 days before your scheduled court appearance or upon receipt of the notification); if you are hearing or voice impaired, call

Dated on January 30, 2023 /s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff BE A MAN BUY LAND 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101  $reneg@\,beam an buyland.com$ 23-00161K February 3, 10, 2023



**Email your Legal Notice** legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE **COLLIER • CHARLOTTE** 



#### FIRST INSERTION

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

Case No. 2022-CA-2850 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-RPL12 TRUST Plaintiff vs.

THE ESTATE OF LUIS COSSIO A/K/A LUIS A. COSSIO, BY ITS PERSONAL REPRESENTATIVE NORBERTO KATZ, Et Al, Defendants

TO: 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 605 E. Hoffman St. Lake Alfred FL 33850 Luis Cossio Jr., a/k/a Luis Cossio Garcia 5 Nottingham Way

Haines City, FL 33844-8950 or Luis Cossio Jr., a/k/a Luis Cossio Garcia 1102 Montclair Rd Cocoa, FL 32922-6354

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in POLK County, Florida regarding the subject property with a legal de-

scription, to-wit:
LOT 5, HOFFMAN CIRCLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 67, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and you are required to serve a

copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, 34237 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before 3/2/2023, and file the original with the clerk of this court at 255 N. Broadway Ave., Bartow, FL 33830, either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

Dated on JAN 24 2023 Stacy M. Butterfield, CPA CLERK OF THE COURT By: Asuncion Nieves As Deputy Clerk Law Office of Gary Gassel, P.A.

2191 Ringling Blvd Sarasota, FL 34237 Pleadings@Gassellaw.com Attorney for Plaintiff 23-00163K

#### FIRST INSERTION

POLK COUNTY

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

FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 2022CA001905000000 BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING Plaintiff(s), vs. ABRAHAM CANDELARIO;

DORA SANCHEZ VIALIZ; VERONICA ARROYO CARDOZA; THE UNKNOWN SPOUSE OF ABRAHAM CANDELARIO; THE UNKNOWN SPOUSE OF DORA SANCHEZ VIALIZ; VIZCAY HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; TD BANK USA, N.A.

Defendant(s).
TO: DORA SANCHEZ VIALIZ LAST KNOWN ADDRESS: 2 RD INT KM 178.0 BO MINILLAS ALTO SAN GERMAN PR 00683

CURRENT ADDRESS: UNKNOWN TO: THE UNKNOWN SPOUSE OF DORA SANCHEZ VIALIZ LAST KNOWN ADDRESS: 2 RD INT KM 178.0 BO MINILLAS ALTO SAN GER-MAN PR 00683

CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as fol-

Lot 44, Vizcay, according to the plat thereof recorded in, Plat Book 126, Pages 42 and 43, Public Records of Polk County, Florida.

Property address: 207 Vizcay Way, Davenport, FL 33837

You are required to file a written response with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint.

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

Default Date: 2/27/2023 DATED this the 20th day of Jan.,

CLERK OF THE CIRCUIT COURT Stacy M. Butterfield As Clerk of the Court (SEAL) BY: Asuncion Nieves Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 22-000541-2 23-00148K

February 3, 10, 2023

#### FIRST INSERTION

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

File No. 53-2023-CP-000055-0000-XX Division 14 IN RE: ESTATE OF ZAYDA MARGARITA ARRILLAGA

Deceased. The administration of the estate of Zayda Margarita Arrillaga, deceased, whose date of death was February 20, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

#### FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property JEFFREY SCOTT CHILDS, JUDY KAY CHILDS, if deceased any unknown heirs or assigns, and MELISSA LYNN MENARY a/k/a MELISSA LYNN CHILDS, will, on February 15, 2023, at 10:00 a.m., at 944 Reynolds Road, Lot #71, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

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

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

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

The date of first publication of this notice is February 3, 2023.

Personal Representative: Laura M. Filiatreau 19222 Pembrook Lane

Marthasville, Missouri 63357 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com February 3, 10, 2023 23-00156K

1985 CLAR MOBILE HOME, VIN: FLFL1AE377007979, TI-TLE NO.: 0041032646 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 February 3, 10, 2023 23-00150K

#### SUBSEQUENT INSERTIONS

#### SECOND INSERTION

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

CASE NO.: 2022-CA-002365 LORE LENDING GROUP, INC.a Florida Corporation Plaintiff, vs DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered JANUARY 17, 2023 in Civil Case No. 2022-CA-002365 of the Circuit Court of the TENTH Judicial Circuit in and for PoIk County, Bartow, Florida, wherein Lore Lending Group, Inc is Plaintiff and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www. polk.rea1forec1ose.com in accordance with Chapter 45, Florida Statutes on the 21ST day of FEBRUARY, 2023 at 10:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit: Lot 445, LAKE PIERCE RANCH-ETTES FOURTH ADDITION, according to the map or plat thereof, as recorded in Plat Book 80 Pages(s) 22, of the Public Records of Polk County, Florida, together with a 1986 BRIG Model Mobile Home have VIN #14601860, Title # 42595863, RP #313613. The post office address of the property is 3074 Singletree Court, Lake Wales, FL 33898

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

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

ls/Mark A. Freeman, Esq./ls MARK A. FREEMAN, ESQ. Florida Bar #0116398 5323 Millenia Lakes Blvd.,  $\sharp 300\text{-}352$ Orlando, Florida 32839 (407)230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com. Attorney for Plaintiff

23-00108K

Jan. 27; Feb. 3, 2023

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2019-CA-003735

UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE

Plaintiff, v. DEBORA DUGAN A/K/A DEBORA A. DUGAN A/K/A DEBBIE A. DUGAN: UNKNOWN SPOUSE OF DEBORA DUGAN A/K/A DEBORA A. DUGAN A/K/A DEBBIE A. DUGAN: UNKNOWN TENANT 1: UNKNOWN TENANT 2; DODGE ENTERPRISES, INC.; ECHELON SERVICES, CO.

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 13, 2020, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 48 OF THE HOMESTEAD PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 4174 HOMESTEAD DR, LAKELAND, FL 33810-1938

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on February 23, 2023 beginning at 10:00 AM.

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

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

impaired, call 711. Dated at St. Petersburg, Florida this 24th day of January, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911

Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000004329

Jan. 27; Feb. 3, 2023 23-00131K

#### SECOND INSERTION

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

CASE NO: 2022-CA-001940000-00 AVAIL 1 LLC, a Delaware limited liability company, Plaintiff, vs. ESTATE OF JAMES B. CLARK, DECEASED, THE HEIRS, DEVISEE, GRANTEES,

ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JAMES B. CLARK, DECEASED, et. al.,

Defendant(s).
TO: STEPHANIE CLARK 6747 N. WAYNE ROAD, APT. 323WESTLAND, MI 48185

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:

Lot 1, of COLONY PARK SOUTH, according to the map or plat there of recorded in Plat Book 84, Page(s) 46, of the Public Records of Polk County, Florida. has been filed against you, and you are

required to serve a copy of your writ-ten defenses, if any, to this action, on Ritter, Zaretsky, Lieber & Jaime, LLP,

is 2800 Biscayne Blvd., Suite 500, Miami, FL 33137, Attn: Vivian A. Jaime, Esq., and file the original with the Clerk within 30 days after the first publication of this notice in THE BUSINESS OBSERVER; otherwise a default and a judgment may be entered against you for the relief demanded in the Complaint.

Attorneys for Plaintiff, whose address

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

Default Date: 2/27/2023 WITNESS MY HAND AND SEAL OF COURT SAID on January 20, 2023. STACY M. BUTTERFIELD As Clerk of said Court (SEAL) By: Asuncion Nieves

As Deputy Clerk Submitted by: Vivian A. Jaime, Esq. 2800 Biscayne Boulevard, Suite 500 Miami, Florida 33137

(305) 372-0933 Email: Vivian@rzllaw.com Jan. 27; Feb. 3, 2023

23-00127K

#### SECOND INSERTION

NOTICE OF SALE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CA-000156-0000-00

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST

Plaintiff, vs. AMOS AKINOLA; et al.,

**Defendants.**NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 19, 2023 entered in Civil Case No. 2020-CA-000156-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A is Plaintiff and AMOS AKINOLA; et al., are Defendant(s).

The Clerk, Stacey M. Butterfield, will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www.polk.realforeclose.com on March 21, 2023 on the following described property as set forth in said Final Judgment, to wit:

LOT 99 RANDA RIDGE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN DEED BOOK 125, PAGES 26 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 814 Dengar Street, Haines City, Florida 33844

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

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

DATED this 23rd day of January, 2023. LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 NW. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mml-pa.com BY:/s/ Melisa Manganelli MELISA MANGANELLI, ESQ. FLORIDA BAR NO. 579688 Jan. 27; Feb. 3, 2023 23-00118K

#### FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA IN RE: ONE PARCEL OF VACANT LAND SITUATED IN

POLK COUNTY, FLORIDA CASE NO.

2023CA-000065-0000-WHS BLUE & CHRIS INVESTMENTS. INC., A Florida Corporation,

ROBERT E. HILL, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF ROBERT E. HILL, EFFIE MAE HILL, THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF EFFIE MAE HILL, ESTATE OF HORACE W. HILL, DECEASED, and THE UNKNOWN HEIRS, DEVISEES AND/OR ASSIGNS OF HORACE

Respondents TO: ROBERT E. HILL, THE UN-KNOWN HEIRS, DEVISEES AND/ OR ASSIGNS OF ROBERT E. HILL. EFFIE MAE HILL, THE UNKNOWN HEIRS, DEVISEES AND/OR AS-SIGNS OF EFFIE MAE HILL, ESTATE OF HORACE W. HILL, DECEASED, and THE UNKNOWN HEIRS, DEVI-SEES AND/OR ASSIGNS OF HOR-ACE W. HILL, all addresses unknown

to quiet tax title regarding the following property in Polk County, Florida: Lots 5 & 6, Block 2, Great Oak Park, according to the map or

plat thereof, recorded in Plat Book 17, Page 13, Public Records of Polk County, Florida.

YOU ARE NOTIFIED that an action

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

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

Dated on 1/10/2023 STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Cara Moore

Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 2/16/2023 Jan. 13, 20, 27; Feb. 3, 2023

COMPANY,

impaired, call 711.

As Deputy Clerk Petitioner's/Plaintiff's Attorney:

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No.

2021CA-002474-0000-00 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH. UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al.

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-002474-0000-00 of the Circuit Court of the  $10 \mbox{TH}$  Judicial Circuit in and for POLK County, Florida, wherein, MORT-GAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE. HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al. are Defendants, Stacy M. Butterfield, CPA Clerk of the Circuit Court & Comptroller, will sell to the highest bidder for cash at WWW.POLK. REALFORECLOSE.COM, at the hour of 10:00 AM, on the 28th day of February, 2023, the following described

property: LOTS 19 AND 20, BLOCK 15,

AUBURNDALE HEIGHTS SUBDIVISION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

IMPORTANT

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 January, GREENSPOON MARDER LLP

TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: By:/s/ Karissa Chin-Duncan

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0281 / JDeleon-Colonna 23-00104K Jan. 27; Feb. 3, 2023

#### SECOND INSERTION

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

2022CA-004323-0000-00 BNACK INVESTMENTS, LLC, Plaintiff, v. GUILLERMO CARRASCO and INDIAN LAKE ESTATES, INC., a

Florida not for profit corporation,

TO: GUILLERMO CARRASCO, Current address unknown:

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

Lot 24, Block 68 of INDIAN LAKE ESTATES UNIT NO. 1, according to the Plat thereof as recorded in Plat Book 39, Page(s) 1, of the Public Records of POLK County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on: Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, whose address is: 425 W. Colonial Drive, Suite 204, Orlando, FL 32804, within 30 days and file a copy with the clerk of this court

either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

January 11, 2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk

Default Date: February 17, 2023 Michael W. Hennen, Esq., Hennen Law, PLLC, the Plaintiff's attorney, 425 W. Colonial Drive, Suite 204, Orlando, FL 32804 Jan. 27; Feb. 3, 10, 17, 2023

23-00122K

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE ON THEM. 10TH JUDICIAL CIRCUIT IN AND All other creditors of the decedent FOR POLK COUNTY, FLORIDA

PROBATE DIVISION FILE NO.: 2022CP0042120000XX JUDGE: GERALD P. HILL, II IN RE: ESTATE OF RAYMOND R. FLOOD, JR.,

**Deceased.**The administration of the Estate of Raymond R. Flood, Jr., deceased, whose date of death was October 2, 2022, File Number 2022CP0042120000XX, is County, Florida, Probate Division: the address of which is Clerk of the Circuit Court, Polk County, Probate Division, P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate, on whom a copy of this notice has been 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 SER-

VICE OF A COPY OF THIS NOTICE

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

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

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

The date of first publication of this notice is January 27, 2023.

MICHAEL F. FLOOD Personal Representative JEFFREY ASKEW, ESQ. Florida Bar No. 0828963 Attorney for Personal Representative Askew & Askew, P.A. 185 NW Willow Grove Avenue Port St. Lucie, FL 34986

Telephone: (561) 727-9711 Email: askew.law@gmail.com askewlawservice@gmail.com Jan. 27; Feb. 3, 2023

#### SECOND INSERTION

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

POLK COUNTY, FLORIDA CASE NO.: 2022-CC-000449 ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida not-for-profit corporation, Plaintiff, v.

MARIA REGUEIRO, KNOWN HEIR OF MARIA B. FORCADE, DECEASED, et al., Defendants. NOTICE IS HEREBY given pursuant

to a Final Summary Judgment of Foreclosure dated November 15, 2022 and entered in Case No. 2022-CC-000449, of the County Court in and for Polk County, Florida wherein ASSOCIATION OF POINCIANA VILLAGES, INC., is the Plaintiff and MARIA REGUEIRO, KNOWN HEIR OF MARIA B. FORCADE, DECEASED, UNKNOWN GRANTEES, DEVISEES, LIENERS, TRUSTEES, AND CREDITORS OF MARIA B. FORCADE, DECEASED are the Defendants, I will sell to the highest bidder online at www.polk. realforeclose.com, at 10:00 A.M. on the  $8 th \, day \, of \, February, 2023, the following$ described property as set forth in said Final Judgment, to wit:

Lot 8, Block 410, Village 7, Neighborhood 2 West, Poinci-

ana Subdivision, according to the plat thereof recorded in Plat Book 55 at Page 12 of the Public Records of Polk County, Florida. Parcel Identification Num-

ber:28-27-33-934460-410080. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within 60 days after the sale.

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

impaired, call 711. Dated this 23rd day of January, 2023. /s/ Michael J. McCabe Michael J. McCabe, Esq. Florida Bar No. 0021108 McCabe & Ronsman 110 Solana Road, Suite 102 Ponte Vedra Beach, Florida 32082

service@flcalegal.comJan. 27; Feb. 3, 2023 23-00132K

#### SECOND INSERTION

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

FLORIDA CASE NO.: 2020-CC-002851 HIGHLANDS FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs. DONALD D. VOORHEES: UNKNOWN SPOUSE OF DONALD D. VOORHEES AND UNKNOWN PARTIES IN POSSESSION,

Defendants. NOTICE is hereby given pursuant to a Summary Final Judgment of Foreclo-sure and Award of Attorneys Fees and Costs, dated January 4th, 2023, and entered in Case Number: 2020-CC-002851, of the Circuit Court in and for Polk County, Florida, wherein HIGH-LAND FAIRWAYS PROPERTY OWN-ERS ASSOCIATION, INC., is the Plaintiff, and DONALD D. VOORHEES; 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 20th day of February, 2023 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: 3237 Bear Creek Lane, Lakeland, Florida 33810

Property Description: Lot 134, HIGHLAND FAIR-WAYS PHASE ONE, according to the plat thereof, as recorded in Plat Book 83, at Pages 21-22, inclusive, of the Public Records of Polk County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 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

/s/ Alicia S. Perez 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

#### 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. 2021CA002799000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-

ERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HORACE L. RIGGS, JR., DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DEN-NIS RIGGS, DECEASED and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TRACEY RIGGS A/K/A TRACY RIGGS, DECEASED, whose residence is unknown if he/she/thev be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

following property: LOT 21. AS SHOWN ON MAP DATED MAY 29, 1954 OF SUB-DIVISION OAK TERRACE, LO-CATED IN SECTION 26, TOWN-SHIP 30 SOUTH, RANGE 23 EAST, FILED ON JUNE 2, 1954 IN PLAT BOOK 36, PAGE 31

OF THE PUBLIC RECORDS OF POLK COUNTY. FLORIDA

23-00133K

Jan. 27; Feb. 3, 2023

has been filed against you and you are required to serve a copy of your writ ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 2-16-23 / (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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court at County, Florida, this 9 day of January, 2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ April Cummins DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL. ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. Jan. 27; Feb. 3, 2023 23-00099K

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

CIVIL DIVISION Case #: 2020CA000380000000 DIVISION: 4

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I Plaintiff, -vs.-Kristin Edwards; William H. Edwards, Jr.; Homeowners Association of Lake and Golf Estates. Inc.; 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. 2020CA000380000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I, Plaintiff and Kristin Edwards 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 February 24, 2023,

SECOND INSERTION the following described property as set forth in said Final Judgment, to-wit:

LOT 92. LAKE 'N GOLF ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1981, MAKE: FLEETWOOD/SANDPIPER, VIN#: FLFL2A111334216 AND VIN#: FLFL2B111334216.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOM-MODATION IN ORDER TO PARTIC-IPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CER-TAIN ASSISTANCE. PLEASE CON-TACT THE COURT ADMINISTRA-TION. (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED. CALL TDD (863) 534-7777 OR FLORI-DA RELAY SERVICE 1-800-955-8770. 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 20-322641 FC01 CGG Jan. 27; Feb. 3, 2023 23-00114K

#### 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. 2016-CA-002975 FEDERAL NATIONAL MORTGAGE ASSOCIATION FANNIE MAE, Plaintiff, vs.

AGNES COURTNEY, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated January 06, 2023, and entered in 2016-CA-002975 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein US BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and AGNES COURTNEY; UNKNOWN SPOUSE
OF AGNES COURTNEY; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PEGGY GEORGE, DE-CEASED; FLORIDA KALANIT 770 LLC; SOLIVITA COMMUNITY AS-SOCIATION INC: AVATAR PROP-ERTIES INC DBA SOLIVITA CLUB; ASSOCIATION OF POINCIANA VILLAGES INC; UNKNOWN TEN-ANT #1 N/K/A JANE ANK are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 21, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 466, SOLIVITA - PHASE

IIIA, ACCORDING TO THE

PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 127, AT PAGES 10 THROUGH 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 108 GRAND CANAL 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 in accordance with Florida Statutes, Section 45.031.

IMPORTANT AMERICANS WITH DISABILITIES

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

Dated this 23 day of January, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-280216 - RvC Jan. 27; Feb. 3, 2023 23-00117K

#### SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 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, et al., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the January 20, 2023 Foreclosure dated the 13th day of January, 2023, and entered in Case No. 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. MILLSA/K/A JAMES CARL MILLS; STEPHANIE MILLS; and UNKNOWN TENANTS IN POS-SESSION OF THE SUBJECT PROP-ERTY 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 AM on the 28th day of February, 2023, the following described property as set forth in

said Final Judgment, to wit: LOT 4, WOODHAVEN, AN UN-RECORDED 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 SUB-JECT 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, vou are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Dated this 20th day of January 2023

By: /s/Migdalia Jordan Migdalia Jordan Bar No. 125410 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 22FL373-0109

23-00105K

Jan. 27; Feb. 3, 2023

#### SECOND INSERTION

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

CASE NO.: 22-CA-002816 Angela Griggs, Plaintiff, v. The Unknown Heirs, Devisees Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against Ralph J. Rossi, deceased; the Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by. through, under, or against Genevieve C. Rossi, deceased; James Ralph Rossi; Randy Rossi a/k/a Randall Patsy Rossi; Robert Alan Rossi, Defendants.

To: The Unknown Heirs, Beneficiaries, Devisees, Assignees, Trustees, Lienors, Creditors, and all other parties claiming an interest by through under or against Ralph J. Rossi, Deceased Address Unknown

The Unknown Heirs, Beneficiaries, Devisees, Assignees, Trustees, Lienors, Creditors, and all other parties claiming an interest by through under or against Genevieve C. Rossi, Deceased Address Unknown

YOU ARE NOTIFIED that a Complaint for Quiet Title pertaining to the following property located in Polk County, Florida, commonly known as 3001 Vousden Lane, Lakeland Countv. Florida 33801, and more particularly described as:

The South 75 feet of the North 309 feet of the East 80 feet of the West 507 feet of the Southeast 1/4 of the Northwest 1/4 of Section 15, Township 28 South, Range 24 East, Polk County, Florida; Together with the rights of in-

gress and egress over and upon the South 20 feet of the North 244 feet of the Southeast ¼ of the Northwest 1/4 of Section 15, Township 28 South, Range 24 East, Polk County, Florida and subject to an easement for public utilities described as the South 5 feet of the North 309 feet of the Southeast 1/4 of the Northwest ¼ of Section 15, Township 28 South, Range 24 East, Polk County, Florida, also known as Lots 20 and 21 of an unrecorded subdivision.

Together with that certain 1964 GRATL Mobile Home Vin #4G4G3620C2N5562R and

Vin #4G4G3620C2N5562L Parcel Identification Number: 152824-000000-032260 has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on the plaintiffs' attorney, whose name and address is: Alexander Ostrovsky, Esq. FIDELITY NATIONAL LAW GROUP 100 W. Cypress Creek Road, Suite 889

Ft. Lauderdale, FL 33309 Tel: (954) 414-2105 Fax: (954) 414-2101  $\hbox{E-mail: Alex.Ostrovsky@fnf.com}$ 

PleadingsFL@fnf.com on or before February 23, 2023 and to file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in

the complaint or petition. Stacy M. Butterfield Polk County Clerk of the Circuit Court Dated: Jan. 17, 2023 (SEAL) By: /s/ Lori Armijo As Deputy Clerk

Jan. 27; Feb. 3, 10, 17, 2023

23-00103K

#### IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-003559-0000XX IN RE: ESTATE OF ANNIE BELL MOORE, Deceased.

SECOND INSERTION

NOTICE TO CREDITORS

The administration of the estate of ANNIE BELL MOORE, Deceased, whose date of death was March 15, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is January 27, 2023.

#### BETTIE TILLERY, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com

Jan. 27; Feb. 3, 2023 23-00100K

#### SECOND INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2022-CP-3655 **Division Probate** IN RE: ESTATE OF CHRISTINE HELEN JEFFERYS Deceased.

The administration of the estate of Christine Helen Jefferys, deceased, whose date of death was September 24, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this

# notice is January 27, 2023. Personal Representative: /s/Margaret Jean Hale

99 Goetre Fawr Road Killay, Swansea SA27QT UK Attorney for Personal Representative: /s/ Kathy D. Sheive, Esq., Attorney Florida Bar Number: 0752509 318 N. John Young Parkway, Suite 1 Kissimmee, FL 34741 Telephone: (407) 944-4010 Fax: (407) 944-4011 E-Mail: kdsheive@gmail.com Secondary E-Mail: josephine.chavez318@gmail.com 23-00106K Jan. 27; Feb. 3, 2023

#### SECOND INSERTION

**POLK COUNTY** 

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE FILE NO. 2022CP-003224 IN RE: Estate of DONALD V. MACY,

Deceased. The administration of the estate of DONALD V. MACY, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this

#### notice is January 27, 2023. Personal Representative: Sallie F. Casavant 809 Avenue M, SE

Winter Haven, FL 33880 Attorney for Personal Representative: /s/William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com Jan. 27; Feb. 3, 2023 23-00115K

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

Deceased. The administration of the estate of Barbara A. Hamm, deceased, whose date of death was June 24, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this

#### notice is January 27, 2023. Personal Representative: /s/ Anthony Scott Kinslow Anthony Scott Kinslow 107 Diverston Way

Delaware, Ohio 43015 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 Jan. 27; Feb. 3, 2023 23-00119K

SECOND INSERTION

53-2022-CP-003966-0000-XX IN RE: Estate of BARBARA A. HAMM,

53-2022-CP-004086-0000-XX IN RE: Estate of JOHN D. SHOEMAKER, Deceased. The administration of the estate of John D. Shoemaker, deceased, whose date of death was July 24, 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-

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DÍVISION

PROBATE FILE NO.

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.

dresses of the personal representative

and the personal representative's attor-

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

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

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

#### /s/Charlaval Keith Charlaval Keith

Attorney for Personal Representative: Attorney for Petitioner Winter Haven, FL 33885 amy@amyphillipspllc.com

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2022-CP-4498 **Division Probate** IN RE: ESTATE OF LINDA CARMAN

Deceased.

The administration of the estate of Linda Carman, deceased, whose date of death was November 17, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 27, 2023.

#### Personal Representative: Michael E. Carman 47 Guilford Place

Burlington, NJ 08016 Attorney for Personal Representative: Joshua M. Sachs, Esq. E-mail Addresses: ims@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 24277 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 Jan. 27; Feb. 3, 2023

#### SECOND INSERTION

Notice Of Sale Affordable secure Storage-Lakeland 1925 George Jenkins Blvd 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 dis-

posed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statues: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.

**K02** Sheree Saunders D06 Derral Wright C12 Lakevsha Wilson A17 Amy Demarino M19 Valerie Fortune C33 Pierre Allen M15 Chris Grier A23 Myron Scott M26 Lexi White

C49 Monica Takacs L12 Destiny Davis G06 Alexis Cox C16 Victoria Soloman M28 Dennis Mclalpin C54 Martha Crenshaw **B07** Shirley Morris Auction date: 2.28.2023 Jan. 27; Feb. 3, 2023

23-00101K

#### SECOND INSERTION

NOTICE TO CREDITORS a/k/a GEORGE POSTELL, JR, a/k/a IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 53-2022CP-000857-0000-XX IN RE: THE ESTATE OF GEORGE EDWIN POSTELL, JR., a/k/a GEORGE E. POSTELL, JR., a/k/a GEORGE POSTELL, JR, a/k/a

GEORGE EDWIN POSTELL, a/k/a GEORGE E. POSTELL, GEORGE POSTELL, Deceased. The administration of the estate of

GEORGE EDWIN POSTELL, JR.,

a/k/a GEORGE E. POSTELL, JR.,

GEORGE EDWIN POSTELL, a/k/a GEORGE E. POSTELL, GEORGE POSTELL, deceased, whose date of death was February 13, 2022, is pending in the Circuit Court for the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is Clerk of the Court, 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

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

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is January 27, 2023.

#### Personal Representative: Robert Allen Black, 3615 Ave. T NW,

Winter Haven, FL 33881 Attorney for Personal Representative: /s/ Christopher A. Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Designated Email Address: cadlawfirm@hotmail.com Fla. Bar #0948977 23-00134K

Jan. 27; Feb. 3, 2023

# SECOND INSERTION

23-00120K

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

CASE NO. 532020CA000541000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

JUNIOR R. BAMBERG; ELIZA-BETH C. BAMBERG; CACH, LLC; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 29, 2022 and an Order Resetting Sale dated January 18, 2023 and entered in Case No. 532020CA000541000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JU-NIOR R. BAMBERG; ELIZABETH C. BAMBERG; CACH, LLC; UNKNOWNTENANT NO. 1; UNKNOWN TEN-ANT 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 PROP-ERTY 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 February 22, 2023, the following described property as set forth in said Order or Final Judgment, TRACT 12, STAGECOACH

ESTATES, PHASE I, AN UN-RECORDED SUBDIVISION, MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH-EAST CORNER OF SECTION 23, TOWNSHIP 26 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 89° 32' 30" WEST ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 1237.30 FEET, RUN THENCE NORTH 17 19' 05" EAST A DISTANCE OF 1145.83 FEET, RUN THENCE NORTH 43° 16' 25" WEST A DISTANCE OF 747.69 FEET, RUN THENCE NORTH 24°  $56^{\circ}$  25" WEST A DISTANCE OF 1494.31 FEET, RUN THENCE NORTH 53° 37' 29" EAST A DISTANCE OF 200.0 FEET TO THE POINT OF BEGINNING

FOR THIS DESCRIPTION, THENCE NORTH 66° 52' 51" WEST A DISTANCE OF 882.24 FEET, RUN THENCE NORTH 65° 20' 19" EAST A DISTANCE OF 1500.0 FEET, RUN THENCE SOUTH 22° 17 35" WEST A DISTANCE OF 876.16 FEET, RUN THENCE SOUTH 53° 37' 29" WEST A DISTANCE OF 272.52 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN INGRESS-EGRESS EASEMENT ACROSS THE ENTIRE SOUTHEAST-ERLY 25.0 FEET THEREOF. TOGETHER WITH AN EASE-MENT FOR INGRESS-EGRESS AS DESCRIBED IN O.R. BOOK 1730, PAGE 1098, PUBLIC RE-CORDS OF POLK COUNTY FLORIDA. TOGETHER WITH THAT CERTAIN DOUBLE WIDE 2001 REDM MOBILE HOME, VIN#FLA146C6020A #83438262 TITLE VIN#FLA146C6020B, #83438102 SITUATED ON PROPERTY.

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

In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

DATED January 24, 2023. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5days prior to the sale. 1463-175932 / AP3 Jan. 27; Feb. 3, 2023 23-00123K

#### SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021-CA-002870 VARMOL, LLC, a Florida limited liability company, Plaintiff, v. JAVIER RUIZ, individually and J&D AUTO WHOLESALE, INC., a Florida corporation, LUIS VARGAS, individually DIDIDREW PROPERTIES, LLC, a Florida limited liability company, UNKNOWN TENANTS, and ALL OTHERS IN POSSESSION OF THE MORTGAGED PREMISES, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure and Damages entered by the Court on January 10, 2023 in Case No. 2021-CA-002870 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which VARMOL, LLC is the Plaintiff, and JAVIER RUIZ, 18-D AUTO WHOLESALE INC. LUIS VARGAS, and DIDIDREW PROPER-TIES, LLC are the Defendants, the Clerk of the Court, Stacy M. Butterfield, CPA, will sell to the highest and best bidder for cash on February 14, 2023, at 10:00 a.m. Eastern Standard Time (EST) at www.polk.realforeclose.com, the following described property, as set forth in said Final Judgment of Foreclosure and Damages, to wit:

Legal Description THE LAND REFERRED TO HEREIN BELOW IS SITUAT-ED IN THE COUNTY OF POLK,

STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NORTH-EAST ¼ OF NORTHWEST ¼ OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN EAST 510.67 FEET, THENCE SOUTH ALONG SCL RAILROAD RIGHT OF WAY 538.82 FEET TO STATE ROAD 655, THENCE SOUTHEAST-ERLY ALONG RIGHT OF WAY 139 FEET TO POINT OF BE-GINNING, THENCE NORTH-EASTERLY 174.36 FEET, THENCE SOUTHEASTERLY 173.53 TO U.S. HIGHWAY 17, THENCE SOUTHWESTERLY TO SR 655, THENCE NORTH-WESTERLY TO POINT OF BEGINNING, MORE PARTIC-ULARLY DESCRIBED AS FOL-LOWS: COMMENCE AT THE NORTHWEST CORNER, OF THE NORTHEAST ¼ OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 5 TOWNSHIP 29 SOUTH RANGE 26 EAST, POLK COUN-TY, FLORIDA, AND RUN EAST ALONG THE NORTH LINE THEREOF 510.67 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SEABOARD SYSTEM RAILROAD (FORMERLY SEA-BOARD COASTLINE RAIL-ROAD); THENCE SOUTH 45 DEG. 10'00" WEST ALONG

SAID RIGHT OF WAY LINE 538.82 FEET TO THE NORTH-EASTERLY RIGHT OF WAY LINE OF C.R. 655 (FORMERLY S.R. 655); THENCE SOUTH 38 DEG. 02'40" EAST ALONG SAID RIGHT OF WAY LINE 139.69 (MEASURED) 139.00 FEET (DEED) TO THE POINT OF BEGINNING; THENCE NORTH 45 DEG. 10'00" EAST 174.36 FEET; THENCE SOUTH 37 DEG. 55'23" EAST, 174.93 FEET TO THE NORTHWEST-ERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17; THENCE SOUTH 45 DEG. 13'12" WEST ALONG SAID RIGHT OF WAY LINE, 173.97 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF AFOREMEN-TIONED C.R. 655; THENCE NORTH 38 DEG. 02'40" WEST ALONG SAID RIGHT OF WAY LINE 174.72 FEET TO THE

POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF THE ABOVE DE-SCRIBED PARCEL OF LAND CONVEYED TO THE STATE OF FLORIDA BY COUNTY DEED RECORDED IN OF-FICAL RECORDS BOOK 501, PAGE 557, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED IN OR-DER OF TAKING IN FAVOR

OF THE STATE OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 3006, PAGE 2141, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sales, if any, other than the property owner as of the date of the lis pendens must file a claim within sixty (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. Respectfully submitted,

Counsel for Plaintiff 55 Alhambra Plaza, Suite 800 Coral Gables, Florida 33134 T. 305.722.2002 www.agentislaw.com Christopher B. Spuches Florida Bar No.: 42456 cbs@agentislaw.com Pursuant to the Fair Debt Collections Practices Act, you are advised that this office may be deemed a debt collector

AGENTIS PLLC

23-00130K

and any information obtained may be used for that purpose.

Jan. 27; Feb. 3, 2023

DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 27, 2023. Personal Representative:

6015 Lewis Street Apt 1011 Charlotte, NC 28262 /s/ Amy L. Phillips AMY L. PHILLIPS Florida Bar No. 91682 P.O. Box 4397 (863) 268-8292

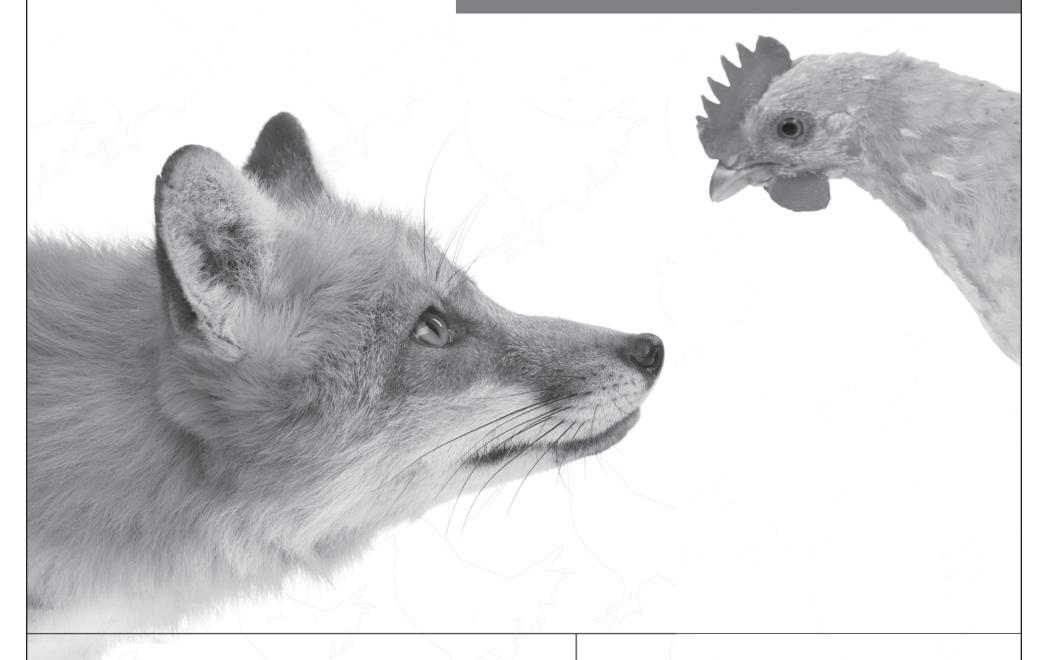
Jan. 27; Feb. 3, 2023



# 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.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers



### **PUBLIC NOTICES**

# An American Tradition

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

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

- Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.
- Archivable: A public notice is archived in a secure and publicly available format.
- Accessible: A public notice is capable of being accessed by all segments of society.
- Verifiable: The public and the source f 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 cyberattack. 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 precolonial 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

**Observer** 

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, ac-

cessible, 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.