

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
ALAYOKU WALE
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
February 3, 2023 23-00137K

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, 2023 23-00138K

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
February 3, 2023 23-00140K

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
February 3, 2023 23-00141K

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 23-00142K

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
Notice is hereby given that MARTHA 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.
February 3, 2023 23-00153K

FIRST INSERTION
Notice is hereby given that STEPHANIE 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, LAKELAND, FLORIDA 33811 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 3, 2023 23-00157K

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 address 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 administrative 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 modification 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 23-00147K

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 attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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. Phippen, 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 23-00164K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2022CP0034440000XX
IN RE: ESTATE OF HARVEY STEVEN BRIDGES Deceased.
The administration of the Estate 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, Florida, 33831-9000. The names and addresses of the petitioner and the petitioner's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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

OFFICIAL COURTHOUSE WEBSITES

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

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

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; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order Resetting Sale entered on January 13, 2022 in Civil Case No. 2021CA001384000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFICATES, SERIES 2019-2 is the Plaintiff, and TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYSTAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 N/K/A DWIGHT HOWARD; UNKNOWN TENANT #2 N/K/A KATERA BUTLER are Defendants.

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

LOT 80, YORKSHIRE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE(S) 5 THROUGH 8, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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 1012-3526B February 3, 10, 2023 23-00145K

FIRST INSERTION

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 MELLON (FKA THE BANK OF NEW YORK) AS TRUSTEE FOR THE HOLDERS OF MASTR ALTERNATIVE LOAN TRUST 2006-2, Plaintiff, vs.

JENNIFER E. ROBERTSON, ET AL.; et al. Defendants

NOTICE IS HEREBY GIVEN pursuant 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 JENNIFER E. ROBERTSON; UNKNOWN SPOUSE OF JENNIFER E. ROBERTSON 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 Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 28TH day of FEBRUARY, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 36, SUN RIDGE VILLAGE PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 27 AND 28, 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 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con el Office of the Court Administrator, 255 N. Broadway Avenue, 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 discapacidad del oído o de la voz, llame al 711.

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 kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si le ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 31ST day of January, 2023. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness J. Anthony Van Ness, Esq. Bar Number: 391832 Email: TVanness@vanlawfl.com PHH4640-17/sap February 3, 10, 2023 23-00160K

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 Plaintiff, Vs. BRANDON JANIEL COLON; JONATHAN MANUEL COLON DOMINGUEZ; HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; POLK COUNTY CLERK OF COURT; MIDLAND FUNDING, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2

Defendants, 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 PRESERVE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGES 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 272726-758511-000830 Commonly Known as: 437 STILLWATER LN, HAINES CITY, FL 33844

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

Respectfully submitted this 1/31/2023 /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 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 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

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

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

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

Dated this 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 CERTIFICATES, SERIES 2006-HE7, Plaintiff, vs. MARCIA HUFF, et al. Defendant(s).

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, AS 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, ACCORDING 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 FARRINGTON DR, LAKELAND, FL 33809

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

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

Dated this 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 February 3, 10, 2023 23-00149K

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, Plaintiff, vs. CHARLES V. WALL; KEATHEL CHAUNCEY ESQ., AS TRUSTEE, UNDER THE POLK 3 LAND TRUST; ESTATES OF AUBURNDALE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NONPROFIT CORPORATION; UNKNOWN TENANT #1 IN POSSESSION OF THE SUBJECT PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE SUBJECT PROPERTY Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale Date dated the 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 defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.

realforeclose.com at 10:00 AM on the 21st day of March 2023, the following described property as set forth in said Final Judgment, to wit: 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 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 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 cservice@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 FREEDOM MORTGAGE CORPORATION is the Plaintiff and KRISTAL BERMUDEZ A/K/A KRISTAL LYNN BERMUDEZ; 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 RICHLAND MANOR UNIT NUMBER THREE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 42, PAGE 47 Property Address: 640

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 or service.

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

NOTICE OF SALE 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 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-LAND HIGHLANDS CLUB

ACRE LOTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1-C, PAGE 107, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE 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. 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 22-325645 FCOI ALW February 3, 10, 2023 23-00155K

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

PUBLISH YOUR LEGAL NOTICE Email: legal@businessobserverfl.com Business Observer

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

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

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

The date of first publication of this notice is 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
 February 3, 10, 2023 23-00154K

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, GRANTEEES, 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, BENEFICIARIES, DEVISEES, GRANTEEES, 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, FLORIDA. TOGETHER WITH: 1982

PEAC MOBILE HOME, ID# COSGASCO12076A AND # COSGASCO12076B; TITLE # 21418409 AND # 21418408. (RETIRED)

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 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 SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 22-048816
 February 3, 10, 2023 23-00165K

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).

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 Possession #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:

LOT 234, RANDA RIDGE PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED 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 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 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
 Circuit 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 FCO1 CGG
 February 3, 10, 2023 23-00143K

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, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 26, 2023 and entered in Case No. 2022CC0013030000000 of 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 OF 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: 23-28-13-074000-011031
 THE EAST 44.4 FEET OF LOT 3, BLOCK 11, ADAMS SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 24, POLK COUNTY, FLORIDA. TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (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 711.

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
 rene@beamanbuyland.com
 February 3, 10, 2023 23-00161K



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 legal@businessobserverfl.com

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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 description, to-wit:

LOT 5, HOFFMAN CIRCLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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, Florida 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 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 February 3, 10, 2023 23-00163K

FIRST INSERTION

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 GERMAN 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 follows:

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., 2023.

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 February 3, 10, 2023 23-00148K

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

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

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

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

Personal Representative: Laura M. Filiatreau 19222 Pembroke 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

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 Polk 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.realforeclose.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 there-

of, 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 notification 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., #300-352 Orlando, Florida 32839 (407)230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com, Attorney for Plaintiff Jan. 27; Feb. 3, 2023 23-00108K

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-003785

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

Dated at St. Petersburg, Florida this 24th day of January, 2023.

eXL Legal, PLLC Designated Email Address: efling@exlegal.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, GRANTEEES, 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. 323 WESTLAND, 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 written defenses, if any, to this action, on Ritter, Zaretsky, Lieber & Jaime, LLP,

Attorneys for Plaintiff, whose address 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.

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

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, Petitioner, v. 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 W. HILL Respondents.

TO: 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 W. HILL, all addresses unknown YOU ARE NOTIFIED that an action 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.

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 impaired, call 711.

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

Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 2/16/2023 Jan. 13, 20, 27; Feb. 3, 2023 23-00061K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 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 VIIA, 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 VIIA is Plaintiff and AMOS AKINOLA; et al., are Defendant(s).

The Clerk, Stacy 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 RECORDED 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 N.W. 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

SECOND INSERTION

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

CASE No. 2021CA-002474-0000-00 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-002474-0000-00 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF VERA M. GUY AKA VERA MAE GUY, DECEASED, et al. are Defendants, Stacy M. Butterfield, CPA Clerk of 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.

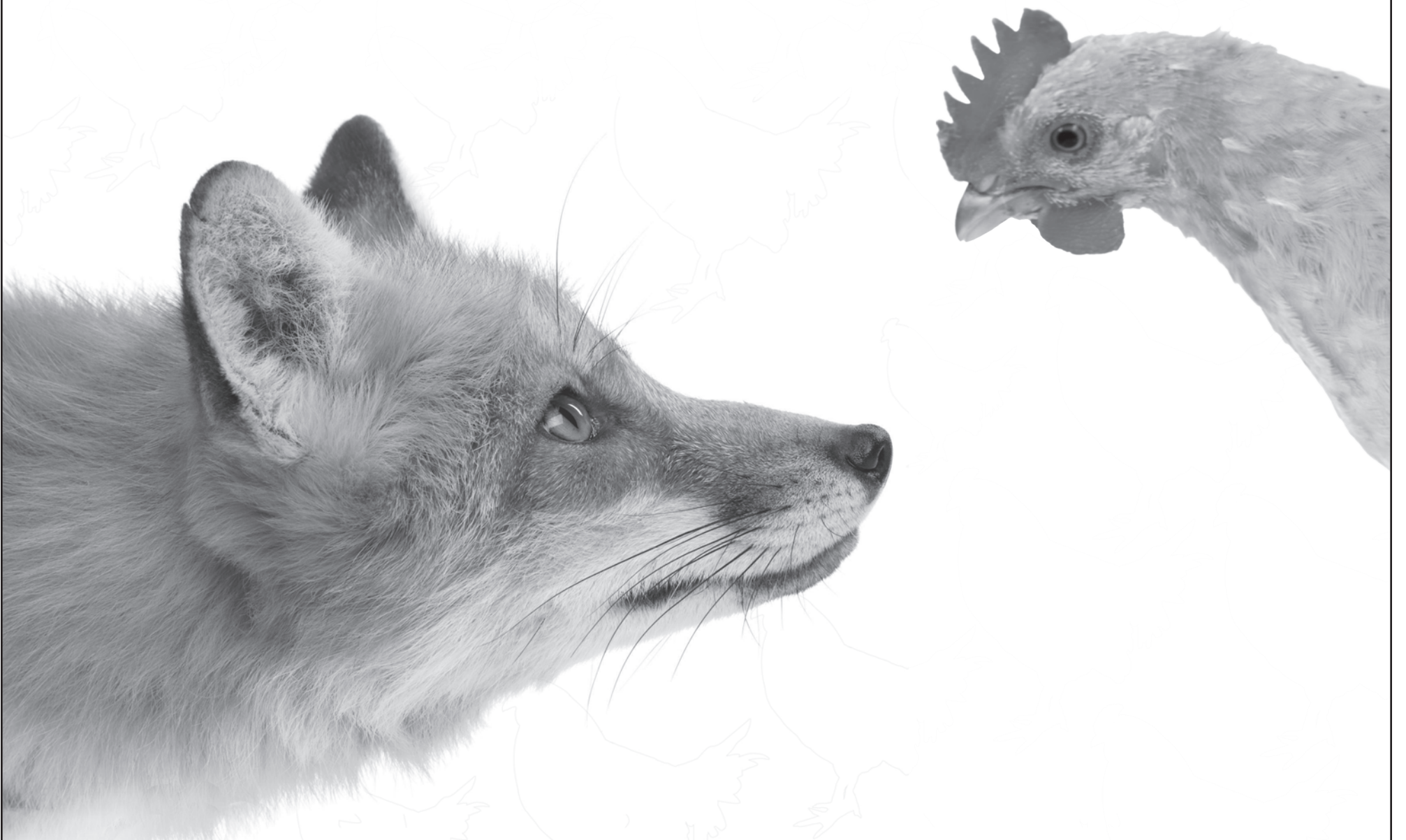
DATED this 20th day of January, 2023.

GREENSPORN MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472 36615.0281 / JDeleon-Colonna Jan. 27; Feb. 3, 2023 23-00104K

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 of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

• **Business and commerce notices**

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

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

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

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

The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

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

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

Newspaper tradition

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

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

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

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

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

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

Newspapers: The best medium for public notices

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

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

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

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

Notices become historical records

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

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

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

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

Newspaper notices protect due process

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

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

