Public Notices

PAGE 17 FEBRUARY 10 - FEBRUARY 16, 2023 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

POLK COUNTY LEGAL NOTICES

23-00178K

23-00190K

23-00203K

FIRST INSERTION

Notice Is Hereby Given that Certified

Holdings, LLC, 550 N. Old Crystal

Bay Rd, Orono, MN 55356, desiring to

engage in business under the fictitious

name of JEM Technical, with its

principal place of business in the State

of Florida in the County of Polk, will

file an Application for Registration of Fictitious Name with the Florida

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 HIGHER STEPS SOLUTIIONS :

Located at 678 Ogelthorpe Dr : Polk County in the City of Davenport :

Florida, 33897-6297 intends to register

the said name with the Division of

Corporations of the Florida Department

Dated at Davenport Florida, this

FIRST INSERTION

NOTICE OF SALE OF

ABANDONED PROPERTY

PURSUANT TO SECTION 715.109,

FLORIDA STATUTES Notice is hereby given that, on Febru-

ary 27, 2023, at 10:00 AM, at 2504

Ave. G NW, Winter Haven, FL 33880, Angel's REI, LLC, as Trustee of The

Spivey Family Trust #9027, pursuant

to Section 715.109, Florida Statutes,

shall sell at public sale by competitive

bidding the following property aban-

doned by Karl Walter Hoogerwerff

of State, Tallahassee, Florida.

February day of 08, 2023

PYANT LOUISE

February 10, 2023

Department of State.

February 10, 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 Integrity Appraisals of South Carolina located at 417 Casterton Cir., in the County of Polk, in the City of Davenport, Florida 33897 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 1st day of February, 2023. INTEGRITY APPRAISALS OF CENTRAL FLORIDA, LLC February 10, 2023 23-00170K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hemingway Whiskey Company located at 5300 Gateway Blvd unit 1 in the City of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 2nd day of February, 2023. Hemingway Rum Company, LLC

February 10, 2023 23-00174K

FIRST INSERTION

Notice is hereby given that MANUEL RAUL OSORIO, OWNthat ER, desiring to engage in business under the fictitious name of NERD GEAR CARDS AND COLLECTIBLES located at 626 N INGRAHAM AVE, LAKELAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. February 10, 2023 23-00179K

FIRST INSERTION

Notice is hereby given that BERNARD M OLIVER, OWNER, desiring to engage in business under the fictitious of KENPEN PRESSURE name located WASHING at 2105 CLERMONT ST., WINTER HAVEN, FLORIDA 33881 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 10, 2023 23-00180K

FIRST INSERTION NOTICE OF SALE

Affordable Self Storage of Bartow 1515 Centennial Blvd. Bartow, FL 33830 (863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be

FIRST INSERTION

NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Solterra Resort Community Develop-ment District ("District") will be held on Thursday, February 23, 2023, at 9:30 a.m. at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www.solterraresortcdd. org/ or by contacting the office of the District Manager c/o DPFG Management and Consulting, LLC, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and

place to be specified on the record at the meeting. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the meeting, staff or Board members may participate in the public hearing by speaker telephone.

District Manager February 10, 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 HD & OC DIESEL PARTS SALES : Located at 216 St Thomas Dr : Polk County in the City of Mulberry : Florida, 33860-3422 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Mulberry Florida, this February day of 08, 2023 CASTRO OLGA L

February 10, 2023 23-00201K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of ANNA WOLFE, JERRY JOE LOWDEN, if deceased any unknown heirs or assigns, and SCOTT ALLEN O'DONNELL, will, on February 23, 2023, at 10:00 a.m., at 1225 George Street, Lot #1225, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1966 CAPE MOBILE HOME, VIN: 48121820, TITLE NO.: 0001946379 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 10, 17, 2023 23-00187K

FIRST INSERTION

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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-115 IN RE: ESTATE OF LLOYD DEAN HARMON, Deceased. administration of the estate of

The LLOYD DEAN HARMON, deceased, whose date of death was August 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Di-vision, 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 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: February 10, 2023. LINDA HARMON

Personal Representative 6503 Shadowbrook Drive E Lakeland, FL 33812 Robert D. Hines, Esquire Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com February 10, 17, 2023

Pursuant to Section 865.09, Florida Statutes

the undersigned, desiring to engage in business under the fictitious name of RAYDIANT HOME SERVICES : Located at 1901 US Highway 17 92 Lot 14 : Polk County in the City of Lake Alfred : Florida, 33850-3177 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Alfred Florida, this February day of 08, 2023 RAY TOMMY JAY

February 10, 2023 23-00204K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.2022CP0037730000XX IN RE: ESTATE OF BARBARA B. FRASER, a/k/a Barbara Ann Brower Fraser Deceased.

The administration of the estate of BARBARA B. FRASER, a/k/a Barbara Ann Brower Fraser, deceased, whose date of death was July 22, 2022; File Number 2022CP0037730000XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912, and the mailing address of which is P.O. Box 9000, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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: February 10, 2023.

Personal Representative Charles R. Curley, Sr. 6429 Marlberry Drive Orlando, FL 32819 Attorney for Personal Representative John L. Thomas, II Florida Bar No. 80836 611 N. Wymore Road, Suite 105 Winter Park, Florida 32789 Telephone: (407) 843-1290 Email: john@jlthomaslaw.com February 10, 17, 2023 23-00184K

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

POLK COUNTY, FLORIDA CASE NO.: 2022CC-005588 LAKE THOMAS WOODS EIGHTH ADDITION HOMEOWNER'S

ASSOCIATION, INC., Plaintiff, vs. YUROSE CHARLES; ERNEST LAVERDURE; and TENANT # 1,

Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment entered in this case in the COunty Court of Polk County, Florida, aod pursuant to Administrative Order (3-15.14) in the Tenth Judicial Circuit in and For Polk County, Florida the real property described as:

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2023CP0000200000XX Division: PROBATE IN RE: THE ESTATE OF JOHNNY DERRELL EZELL Deceased.

Business Ibserver

PAGES 17-24

The administration of the estate of Johnny Derrell Ezell, deceased, whose date of death was November 16, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Divi-sion, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 10, 2023. /S/ Cindy Blount

Cindy Blount, Petitioner /s/ Skiles K. Jones Skiles K. Jones, Esq. Attorney for Cindy Blount Florida Bar Number: 1000367 Patriot Legal Group 871 Outer Road Suite B Orlando, FL 32814 Telephone: (407) 737-7222 Fax: (407) 720-8350 E-Mail: skiles@patriotlegal.com

February 10, 17, 2023 23-00173K

FIRST INSERTION

than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale. This Notice of Sale tracks the lan-

guage in Administrative Order (3-15.14) in the Tenth Judicial Circuit In and For 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. DATE: February 2, 2/2/2023 Gregory A. Sanoba, Esquire Florida Bar No. 955930 greg@sanoba.com Meghan McDonough, Esquire Florida Bar No. 89143 Meghan @sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, FL 33801 Telephone: 863/6835353 Facsimile: 863/6832237 Attorneys for Plaintiff February 10, 17, 2023 23-00171K

23-00194K FIRST INSERTION Notice Under Fictitious Name Law NOTICE IS HEREBY GIVEN that

available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

- A. Green E4 F9 J. Chummnev
- F13 C. Meyer
- B.V. Williams F19
- G30 R. Manghram
- L. Childs H4
- S. Walker J27
- J33 R. Hernandez

will be listed on www. Units storageauctions.com Auction ends on February 27,2023@11:00 AM or after

February 10, 17, 2023 23-00183K

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 MerchantGuru located at 276 hyacinth ct, in the County of Polk, in the City of Poinciana, Florida 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Poinciana, Florida, this 3rd day of February, 2023. Vladimir Munett February 10, 2023 23-00185K

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

Sale date March 4, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

37609 2012 Chevrolet VIN#: IG1PJ5SC2C7249548 Lienor: Chevrolet Center 101 Cypress Gardens Blvd SW Winter Haven 863-294-7371 Lien Amt \$538.00 Licensed Auctioneers FLAB422 FLAU 765 & 1911 23-00188K February 10, 2023

FIRST INSERTION

Notice is hereby given that DEBO-RAH KAY RITCHEY, OWNER, desiring to engage in business under the fictitious name of DELIRI-OUS DEBS DESIGN located at 32 TOWER MANOR CIR W, AUBURN-DALE, FLORIDA 33823 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 10, 2023 23-00189K

and Barbara A. Hoogerwerff, to wit: A certain 1986 PALM doublewide mobile home, bearing VIN #s PH063524A and PH063524B. The name of the former tenant is Southern Property Acquisition. Inc.

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 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

February 10, 17, 2023 23-00198K

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 SAY-LESS BBQ : Located at 215 Tower Point Cir : Polk County in the City of Lake Wales : Florida, 33859-5463 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales Florida, this February day of 08, 2023 SAY-LESS LLC 23-00202K February 10, 2023

FIRST INSERTION

Notice is hereby given that FENELON KILSOIT, OWNER, desiring to engage in business under the fictitious name of HOURFORM located at 1912 16TH ST NW, WINTER HA-VEN, FLORIDA 33881 intends to register the said name in POLK county with the Division said name in of Corporations, Florida Department of State, pursuant to sec-tion 865.09 of the Florida Statutes. February 10, 2023 23-00192K

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020-CA-000854

LAKEVIEW LOAN SERVICING,

BRIAN HANSON; et. al., Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on January 20, 2023 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on March 7, 2023 at 10:00 A.M., at www.polk.real foreclose.com, the following described property:

LOT 334, REGAL PALMS AT HIGHLAND RESERVE, PHASE 4, AS PER PLAT

Lot 51, LAKE THOMAS WOOD EIGHTH ADDITION, according to the map or plat thereof, as recorded in Plat Book 111, Page(s) 37 and 38, of the Public Records of Polk County.

Property address: 183 Lake Thomas Drive, Winter Haven, FL 33880 will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on February 24, at 10:00 a.m.

Any person claiming an interest in the surplus from the sale, if any, other

FIRST INSERTION

THEREOF, RECORDED IN PLAT BOOK 131, PAGE 25 AND 26, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA

Property Address: 100 Napoli Drive, Davenport, FL 33897 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

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: February 6, 2023 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter # 141700 -Case # 2020-CA-000854 February 10, 17, 2023 23-00182K

LLC., Plaintiff, vs.

FIRST INSERTION

RE NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 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 February 28, 2023 Foreclosure dated the 30th 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 27th day of March 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

NOTICE OF SALE

CASE NO.: 2022-CA-1562

KAREN HURST aka KAREN A.

ESTATE OF JAMES R. HURST,

DECEASED: THE UNKNOWN

HURST: THE UNKNOWN HEIRS

HURST; TENANT #1, TENANT #2

AND ANY AND ALL UNKNOWN

THROUGH, AND UNDER, AND

DEFENDANTS WHO ARE NOT

WHETHER SAID UNKNOWN

PARTIES MAY CLAIM AN

OTHER CLAIMANTS,

Defendants.

scribed as:

DEVISEES, GRANTEES, OR

AGAINST THE HEREIN-NAMED

KNOWN TO BE DEAD OR ALIVE,

INTEREST AS SPOUSES, HEIRS,

NOTICE IS HEREBY GIVEN that

pursuant to a Final Judgment of Fore-

closure entered on February 6, 2023,

in this case in the Circuit Court of Polk

County, Florida, the real property de-

THE SOUTH 264 FEET OF

THE EAST 330 FEET OF THE

WEST 660 FEET OF THE

SW 1/4 OF THE SW 1/4 OF

SECTION 5, TOWNSHIP 30

SOUTH, RANGE 26 EAST,

POLK COUNTY, FLORIDA,

ALSO KNOWN AS TRACT

11 OF UNRECORDED LAKE

VIEW RANCHES.

OF THE ESTATE OF JAMES R.

THE ESTATE OF JAMES R.

PARTIES CLAIMING BY,

LAUREN HUNTER,

Plaintiff. vs.

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, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (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 3rd day of February 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. **B. JUD. ADMIN 2.516** ESERVICE@MGS-LEGAL.COM 22FL373-0109 February 10, 17, 2023

FIRST INSERTION

TOGETHER WITH A 2003 DOUBLE-WIDEFTWD IN THE CIRCUIT COURT OF THE MO-TENTH JUDICIAL CIRCUIT IN AND BILE HOME, ID NUMBER FOR POLK COUNTY, FLORIDA TI-FLFL270A29935BH21, TLE NUMBER 86737035 AND ID NUMBER FL-FL270B29935BH21, NUMBER 8673636686 TITLE HURST aka KAREN HURST-BLUE; WESLEY ARNOLD BLUE; THE PROPERTY ADDRESS: 1152 MARTY LANE, BARTOW, FLORIDA 33630 will be sold at public sale, to the high-PERSONAL REPRESENTATIVE OF est and best bidder for cash, on-line

at www.polk.realforeclose.com, on March 23, 2023, at 10:00 a.m. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

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.

Gregory A. Sanoba, Esquire Florida Bar No. 955930 greg@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Telephone: 863/683-5353 Facsimile: 863/683-2237 Attorney for Plaintiff 23-00200K February 10, 17, 2023

FIRST INSERTION NOTICE OF ACTION

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

CASE NO.: 2022CA002042000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

NATALIE DIAZ RODRIGUEZ, ET

DEFENDANTS. TO: UNKNOWN TENANT IN POS-SESSION OF SUBJECT PROPERTY Last Known Address: 920 KINGFISH-ER DRIVE, HAINES CITY, FL 33844 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-lowing described property:

LOT 82, HIGHLAND MEAD-OWS PHASE 2A, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 157, PAGES 12-16, IN THE PUBLIC RECORDS OF POLK COUNTY, FLOR-IDA. AND THE EASTERN 2 FEET OF LOT 81, HIGHLAND MEADOWS PHASE 2A, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED AT PLAT BOOK 157, PAGES 12-16, IN 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 MILLER,

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2019-CA-005210

FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HBl, Plaintiff, vs.

RUTH SILVIDI, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated January 5, 2023, and entered in Case No. 53-2019-CA-005210 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance Of America Structured Securities Acquisition Trust

2018-HB 1, is the Plaintiff and Ruth Silvidi, United States of America Act-ing through Secretary of Housing and Urban Development, Unknown Party#l NIK/A Kim Silvidi, 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 March 7, 2023 the following described prop-erty as set forth in said Final Judgment of Foreclosure:

FIRST INSERTION

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

CASE NO. 2020-CA-003609 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF CSMC 2019-RPL11 TRUST. Plaintiff, vs. DALTON PARIS; MARIE M. MAGLOIRE-PARIS A/K/A MARIE MAGLORIE-PARIS; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT 1n/k/a TANIA PARIS,

Defendants

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before March 16, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in The Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; 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.

WITNESS my hand and the seal of this Court this 2/7 day of 2023 STACY M. BUTTERFIELD, CPA As Clerk of the Circuit Court (SEAL) By: /s/ April Cummins

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff 2200 W. Commercial Blvd, Suite 103,

Ft. Lauderdale, FL 33309 22FL373-0696-1

February 10, 17, 2023 23-00196K

LOT 4, WINTERSET PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 69, PAGE 3, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. A/K/A 2807 WINTERSET PARK.

WINTER HAVEN FL 33884

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 07 day of 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 - 19-023845 February 10, 17, 2023 23-00195 K

IN PLAT BOOK 61 PAGES 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 208 Athabas-

ca Dr, Kissimmee, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

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. 532022CA001322000000

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs. VICKIE L. HEIRS A/K/A VICKIE

LYNN HIERS; POLK COUNTY, FLORIDA: UNKNOWN TENANI NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure Final dated January 23, 2023 and an Order Canceling and Resetting Foreclosure Sale dated February 01, 2023, entered in Case and 532022CA001322000000 of the CircuitCourtin and for PolkCounty, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS IN-DIVIDUAL CAPACITY BUT DIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and VICKIE L. HEIRS A/K/A VICKIE LYNN HIERS; POLK COUNTY, FLORIDA; UNKNOWN TENANT NO. 1; POLK NO. 1; UNKNOWN TENANT NO. and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com,

FIRST INSERTION

10:00 a.m., on March 8, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 60, PINEVIEW ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 13, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH: 2001 RED-MAN/LIMITED SPECIAL SE-RIAL #: FLA14616210A/B

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 February 6, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 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 5 days prior to the sale.

1460-164173 / AP3 February 10, 17, 2023 23-00186K

IN

FIRST INSERTION	
NOTICE OF RESCHEDULED SALE	THEREOF RECORDED IN
PURSUANT TO CHAPTER 45	PLAT BOOK 11, PAGE 37,
IN THE CIRCUIT COURT OF THE	PUBLIC RECORDS OF POLK
TENTH JUDICIAL CIRCUIT IN AND	COUNTY, FLORIDA. A/K/A 2410
FOR POLK COUNTY, FLORIDA	CRESAP ST, LAKELAND, FL
CIVIL ACTION	33815 TOGETHER WITH THAT
CASE NO.: 53-2019-CA-003170	CERTAIN 1975 BEACHCOMVER
ONEMAIN FINANCIAL SERVICES,	SINGLEWIDE MOBILE HOME
INC.,	LOCATED THEREON WITH
Plaintiff, vs.	VIN 1105; TITLE NUMBER
THE UNKNOWN HEIRS, DE-	4975660.
VISEES, GRANTEES, ASSIGN-	PARCEL TWO:
EES, LIENORS, CREDITORS,	LOT 18, BLOCK 1, OF ROBIN-
TRUSTEES, OR OTHER CLAIM-	SON PINES SUBDIVISION,
ANTS CLAIMING BY, THROUGH,	ACCORDING TO THE PLAT
UNDER, OR AGAINST, NINA	THEREOF RECORDED IN
CARL TON, DECEASED, et al,	PLAT BOOK 11, PAGE 37, OF
Defendant(s).	THE PUBLIC RECORDS OF
NOTICE IS HEREBY GIVEN Pursuant	POLK COUNTY, FLORIDA.
to an Order Rescheduling Foreclosure	A/K/A 2401 CRESAP ST, LAKE-
Sale dated January 25, 2023, and en-	LAND, FL 33815
tered in Case No. 53-2019-CA-003170	A/K/A 2410 CRESAP ST. AND
of the Circuit Court of the Tenth Judicial	2401 CRESAP ST., LAKELAND,
Circuit in and for Polk County, Florida	FL 33801
in which OneMain Financial Services,	Any person claiming an interest in t
Inc., is the Plaintiff and The Unknown	surplus from the sale, if any, other th

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 07 day of 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 - 18-026745 February 10, 17, 2023 23-00193K

of the Lis Pendens, must file a claim within sixty (60) days after the sale.

DATE: February 8, 2023

IN THE CIRCUIT COURT OF THE 23-00181K WILMINGTON SAVINGS

at

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2019CA-002959-0000-00 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS CERTIFICATE TRUSTEE ON **BEHALF OF BOSCO CREDIT II** TRUST SERIES 2010-1, Plaintiff, vs. JEAN, MONA, et. al.

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2019CA-002959-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COM-PANY AS CERTIFICATE TRUSTEE ON BEHALF OF BOSCO CREDIT II TRUST SERIES 2010-1, Plaintiff and JEAN, MONA, et. al., are Defendants. I, Stacy M. Butterfield, CPA, and Clerk of the Courts & Comptroller will sell to the highest bidder for cash at WWW. POLK.REALFORECLOSE.COM, the hour of 10:00 AM, on the 16th day of March, 2023, the following described

property:

LOT 10, BLOCK 114, POIN-CIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 52, PAGE(S) 19 - 31, 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 im-

paired, call 711. DATED this 3rd day of February, 2023. 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: Scott.Griffith@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: /S/ Scott Griffith Scott Griffith, Esq. Florida Bar No. 26139 55530.0026 / JDeleon-Colonna February 10, 17, 2023 23-00177K NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on January 24, 2023 in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, the Clerk of Court will on MARCH 10, 2023 at 10:00 AM EST at http://www.polk. realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:

LOT 18, IN BLOCK 3013, OF POINCIANA NEIGHBOR-HOOD 6 VILLAGE 7, AC-CORDING TO THE PLAT THEREOF, AS RECORDED

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.

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

Dated: February 6, 2023 /s/ Ashley M. Elmore Drew Ashlev M. Elmore Drew, Esq. Florida Bar No. 87236 MCMICHAEL TAYLOR GRAY, LLC 3275 W. Hillsboro Blvd. Suite 312 Deerfield Beach, FL 33442 Phone: (404) 474-7149 Email: adrew@mtglaw.com E-Service: servicefl@mtglaw.com February 10, 17, 2023 23-00191K

http://www.polk.realforeclose.com, on

Carlton, Sebrina Turner a/k/a Sebrina Warren a/k/a Sebrina Powell, State of Florida, Department of Revenue, Steven Carlton a/k/a Steve Carlton, Unknown Party#l N/K/A Domingo Rodriguez-Lopez, Unknown Party#2 N/K/A John Powell, 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 March 1, 2023 the following described property as set forth in said Final Judgment of Foreclosure: PARCEL ONE: LOT 9, BLOCK 2, ROBINSON PINES SUBDIVISION, AC-CORDING TO THE PLAT

Heirs, Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, or other

Claimants claiming by, through, under,

or against the Estate of Brenda Kay

Washington, deceased, The Unknown

Heirs, Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, or other

Claimants claiming by, through, under,

or against, Nina Carlton, deceased, Polk

County, Florida Clerk of the Circuit

Court, Polk County, Florida, Ronald

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA003094000000 PENNYMAC LOAN SERVICES, LLC: Plaintiff, vs. ROBERT SPANGLER II, ROBERT SPANGLER, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reopen case and Reschedule Foreclosure Sale dated January 19, 2023 in the above-styled cause, I will sell to the highest and best bidder

for cash beginning at 10:00 AM at

March 7, 2023, the following described property: LOTS 473 AND 474 OF SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 43, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 247 JEF-FERSON ST, LAKE WALES, FL 33859 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

FIRST INSERTION BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRE-TION, 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 notifi-

cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. /s/ Andrew Arias Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 19-02288 / CASE NO.: 2019CA003094000000 February 10, 17, 2023 23-00199K

Possession #2, as to 1413 King

and against the above named Defendant(s) who are not known

to be dead or alive, whether said

Unknown Parties may claim an

Grantees, or Other Claimants;

as to 1417 King Avenue, 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

Claimants; Unknown Parties in

Possession #2, as to 1417 King

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 #1,

as to 1418 Hartsell Avenue, if living, and all Unknown Parties claiming

by, through, under and against the

above named Defendant(s) who

whether said Unknown Parties

may claim an interest as Spouse

Claimants; Unknown Parties in

and against the above named

Possession #2, as to 1418 Hartsell

Defendant(s) who are not known

to be dead or alive, whether said

Unknown Parties may claim an

Grantees, or Other Claimants;

interest as Spouse, Heirs, Devisees,

Avenue, if living, and all Unknown

Parties claiming by, through, under

Heirs, Devisees, Grantees, or Other

are not known to be dead or alive,

Heirs, Devisees, Grantees, or Other

Avenue, if living, and all Unknown Parties claiming by, through, under

interest as Spouse, Heirs, Devisees,

Unknown Parties in Possession #1,

Avenue, if living, and all Unknown

Parties claiming by, through, under

FIRST INSERTION

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

CASE NO .: 2022CA002332000000 NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING, Plaintiff, v.

AMBER NICHOLE THOMAS; UNKNOWN SPOUSE OF AMBER NICHOLE THOMAS: ALL UN-KNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN **TENANT #1; UNKNOWN TENANT** #2.

Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 19, 2023 entered in Civil Case No. 2022CA002332000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and AMBER NICHOLE THOMAS; UNKNOWN TENANT #1 N/K/A KAY-LA MORRIS; UNKNOWN TENANT #2 N/K/A MARGARET FIEBIGER are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on March 21, 2023 the following described property as set forth in said Final Judgment, towit:

LOT 7, BLOCK 3, MEADO-VISTA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7,

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. 53-2022-CA-001176 U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. WALDO SEPULVEDA MENDEZ, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2022, and entered in 53-2022-CA-001176 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION is the Plaintiff and WALDO SEPULVEDA MENDEZ; MARIEL VEGA CRUZ; FLORIDA HOUSING FINANCE CORPORATION; WIL-LIAMS PRESERVE HOMEOWN-ERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 113, WILLIAMS PRESERVE PHASE 1. AS PER PLAT THERE-OF, RECORDED IN PLAT BOOK 160, PAGE 10 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

2019CA-000312-0000-00

PAGE 30, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1620 S. HI-BISCUS DRIVE, BARTOW, FL 33830

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 THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED 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.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jason M. Vanslette Jason M Vanslette, Esq. FBN: 92121 File No: M22129-JMV February 10, 17, 2023 23-00176K

Property Address: 229 PRIM-ROSE DRIVE, DAVENPORT, FL 33837

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

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

Dated this 1 day of February, 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 22-014351 - NaC February 10, 17, 2023 23-00169K

FIRST INSERTION

FLORIDA. Property address: 306 Fern Road, Winter Haven, FL 33880 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 3RD

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2020CA000914000000 DIVISION: 8

Wells Fargo Bank, N.A.

Plaintiff, -vs.-Julia P. Hermelbracht a/k/a Julia Hermelbracht; Charles Larry Hermelbracht a/k/a Charles L. Hermelbracht; Unknown Spouse of Julia P. Hermelbracht a/k/a Julia Hermelbracht; CDC Carpentry, Inc.; Unknown Parties in Possession #1. as to 1411 King Avenue, 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, as to 1411 King Avenue, 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 #1, as to 1413 King Avenue, 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

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-001992

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LODGE SERIES IV TRUST, Plaintiff, v. MARIANO ACEVEDO and GLORIA MELON

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 4, 2023, and entered in Case No 2022-CA-001992 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein MARIANO ACEVEDO; GLORIA MELON; AS-SOCIATION OF POINCIANA VIL-LAGES, INC.; POINCIANA PORT-FOLIO SERVICES, LLC, are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk. realforeclose.com on February 20, 2023, at 10:00 AM, the following described real property as set forth in

said Final Judgment, to wit: LOT 22, BLOCK 770, POIN-CIANA NEIGHBORHOOD 5 NORTH, VILLAGE3, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 54, PAGE 27-42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as 456 EAGLE DRIVE, KISSIMMEE, $\mathrm{FL}\,34759$

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

FIRST INSERTION

Unknown Parties in Possession #3, as to 1418 Hartsell Avenue, 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).

TO: Charles Larry Hermelbracht a/k/a Charles L. Hermelbracht: LAST KNOWN ADDRESS: 321 S Hancock Street, Lakeland, FL 33803

Residence unknown, if living, including any unknown spouse of the said Defendants, if ei-ther 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: LOTS 3 AND 4 IN BLOCK B

IN KING'S PLACE SECOND ADDITION TO LAKELAND, FLORIDA, ACCORDING TO THE PLAT BOOK 8 AT PAGE 14. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 1411

King Avenue and 1413 King Avenue and, 1417 King Avenue and 1418 Hartsell Avenue, Lakeland, FL 33803.

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 20th day of Jan., 2023. Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff 2424 North Federal Highway Suite 360 Boca Raton, FL 33431 20-323248 FC01 WEQ February 10, 17, 2023 23-00175K

The date of first publication of this

Personal Representative:

/s/ Robert K. Leedom Robert K. Leedom

869 Jason Dr

Bensalem, Pennsylvania 19020 Attorney for Personal Representative:

Attorney for Personal Representative

Joseph F. Pippen, Jr. & Assoc., PL

notice is February 3, 2023.

/s/ Robert W. Bible Jr.

Independent of Counsel

Florida Bar Number: 561398

Telephone: (727) 586-3306

E-Mail: Robert@attypip.com

Robert W. Bible, Jr.

1920 East Bay Dr. Largo, Florida 33771

Fax: (727) 585-4209

February 3, 10, 2023

Law Offices of

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

SECOND INSERTION

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

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

TION 733.702 WILL BE FOREVER BARRED.

Secondary E-Mail: Suzie@attypip.com

23-00164K

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

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 attor-

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

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, Forida, 33831-9000. The names and addresses of the petitioner

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022CP0039930000XX IN RE: ESTATE OF ROBERT A. LEEDOM

NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVING Plaintiff(s) VS CAROL A ERDLY AKA CAROL ERDLY, JON M ERDLY JR, THE

UNKNOWN SPOUSE OF CAROL A ERDLY AKA CAROL ERDLY, THE UNKNOWN SPOUSE OF JON M ERDLY JR, THE UNKNOWN SPOUSE OF MONTY TAYLOR. MONTY TAYLOR, POLK COUNTY FLORIDA, CLERK OF COURT, STATE OF FLORIDA DEPARTMENT OF REVENUE, POLK COUNTY, FLORIDA, THE UNKNOWN TENANT IN POSSESSION Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on 5/2/22 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 16 IN BLOCK H OF JAN PHYL VILLAGE UNIT NUM-BER SIXTEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY,

day of MARCH, 2023. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 30th day of January 2023.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/ Kayla Oliver Deputy Clerk February 10, 17, 2023 23-00172K

MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

the court on February 7, 2023. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 1031 North Miami Beach Blvd North Miami Beach, FL 33162 Telephone: (305) 501.2808 Facsimile: (954) 780.5578 Bv: /s/ Tara L. Rosenfeld Chase A. Berger, Esq. Florida Bar No.: 083794 Tara L. Rosenfeld, Esq. Florida Bar No. 0059454 fcpleadings@ghidottiberger.com February 10, 17, 2023 23-00197K



and the petitioner's attorney are set forth below.

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,

or other Claimants claiming by,

through, under, or against Genevieve C. Rossi, deceased; James Ralph

To: The Unknown Heirs, Beneficiaries,

Devisees, Assignees, Trustees, Lienors,

Creditors, and all other parties claiming

an interest by through under or against

The Unknown Heirs, Beneficiaries,

Rossi; Randy Rossi a/k/a Randall

Patsy Rossi: Robert Alan Rossi.

Ralph J. Rossi, Deceased

Defendants.

Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees,

All creditors of the decedent and oth-

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

aaron@bedylaw.con 23-00146K February 3, 10, 2023

THIRD INSERTION

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 County, 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 ingress and egress over and upon the South 20 feet of the North 244 feet of the Southeast 1/4 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 1/4 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 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

THIRD INSERTION

SECOND INSERTION

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

THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

vou are entitled, at no cost to vou.

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

submitted

this

23-00162K

ED HEREIN.

call 711.

Respectfully 1/31/2023

/s/ Matthew T. Wasinger

Wasinger Law Office

605 E. Robinson,

Orlando, FL 32801

(407) 308-0991 Fla. Bar No.: 0057873

Attorney for Plaintiff

February 3, 10, 2023

Suite 730

Service:

Matthew T. Wasinger, Esquire

mattw@wasingerlawoffice.com

BONNY ADDITION, LAKE-LAND, FLORIDA, ACCORD-

ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13,

PAGE 39, PUBLIC RECORDS OF

A/K/A 310 S EASTSIDE DR

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time before the scheduled appearance is less

than 7 days; if you are hearing or voice

Dated this 01 day of February, 2023.

eService: servealaw@albertellilaw.com

CORDED IN PLAT BOOK 127,

PAGE(S) 3 THROUGH 4, AS RECORDED IN THE PUBLIC

RECORDS OF POLK COUNTY,

Property Address: 2057 FAR-

RINGTON DR, LAKELAND, FL

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 accor-

dance with Florida Statutes, Section

23-00168K

impaired, call 711.

ALBERTELLI LAŴ

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

By: /s/ Justin Ritchie

Florida Bar #106621

Justin Ritchie, Esq.

February 3, 10, 2023

CT - 20-010917

FLORIDA.

33809

POLK COUNTY, FLORIDA.

LAKELAND FL 33801

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

20

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 abovestyled 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: 272726-758511-000830

Commonly Known as: 437 STILLWATER LN, HAINES CITY, FL 33844

SECOND 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

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. 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 CERTIE

45.031. person with a disability If you 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

SECOND INSERTION **RE-NOTICE OF** FORECLOSURE SALE 21st day of March 2023, the following

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 AUBERN-DALE HOMEOWNERS AS-SOCIATION, INC, A FLORIDA NONPROFIT CORPORATION; UNKNOWN TENANT #1 IN POS-SESSION OF THE SUBJECT PROP-ERTY; 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.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

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:

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 Relav 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

21-112026 - NaC 23-00166K February 3, 10, 2023

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE realforeclose.com at, 10:00 AM on the

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

If you are a person with a disability who needs assistance in order to par-

ticipate 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 Re-

lay Service), as much in advance of your

court appearance or visit to the court-

house as possible. Please be prepared

to explain your functional limitations

and suggest an auxiliary aid or service

that you believe will enable you to effec-

tively participate in the court program

By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq.

Florida Bar Number: 93156

P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

R. JUD. ADMIN 2.516

De Cubas & Lewis, P.A.

Dated this 25th day of January 2023.

or service.

Submitted by:

MAY CLAIM THE SURPLUS.

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, Defendants.

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, Florida:

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 writ-ten 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

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 ASSOCIA-TION AS TRUSTEE FOR ANGEL OAK MORTGAGE TRUST I 2019-2, MORTGAGE-BACKED CERTIFI-CATES, SERIES 2019-2 is the Plaintiff, and TERRANCE L. BUTLER A/K/A TERRANCE BUTLER; CRYSTAL M. CULMER A/K/A CRYSTAL CULMER; YORKSHIRE HOMEOWNERS' AS-SOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 N/K/A DWIGHT HOWARD; UNKNOWN TENANT #2 N/K/A KATERRA BUT-LER are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on 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 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 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 Internet 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 Judgment, to wit: 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 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

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

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 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 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 11:26:41By: /s/ Zachary Ullman Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-3526B February 3, 10, 2023 23-00145K

SECOND INSERTION

contact the Office of the Court Administrative, 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 the Office of the Court

IN AND FOR dance with Florida Statutes, Section 45.031.

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

February 3, 10, 2023 23-00144K 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 accor-

eservice@decubaslewis.com 20-01582

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

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, AC-CORDING TO THE PLAT RE-



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

NOTICE OF SALE

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. Llovd 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

CRELOTS ACCORDING TO 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 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) 998-670722-325645 FC01 ALW 23-00155K February 3, 10, 2023

Administrative, 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 discapacitación 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 kèk èd. Tanpri kontakte the Office of the Court Administrative, 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 resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubven 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

23-00150K

SECOND 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 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. 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

SECOND INSERTION NOTICE OF SALE OF ABANDONED PROPERTY

23-00154K

February 3, 10, 2023

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

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, AC-CORDING 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

SECOND INSERTION

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.

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.

this Court at County, Florida, this 25 day of January, 2023

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

SECOND 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 Posses #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.

21418409 AND # 21418408. (RE-

If you are a person with a disability

WITNESS my hand and the seal of Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

(SEAL) BY: /s/ April Cummins DEPUTY CLERK

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 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 Circuit and County Courts

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 23-00143K NORBERTO KATZ, Et Al, Defendants

SECOND 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 MEN-ARY 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: 1985 CLAR MOBILE HOME, VIN: FLFL1AE377007979, TITLE 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

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

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

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

OF THIS NOTICE ON THEM.

below.

February 3, 10, 2023

SECOND INSERTION

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

ZAYDA MARGARITA ARRILLAGA IN FLORIDA STATUTES SEC TION 733.702 WILL BE FOREVER BARRED. The administration of the estate of Zayda Margarita Arrillaga, deceased, 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. Mundv. 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

sponse 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 be-

fore service on Plaintiff's attorney or

immediately thereafter; otherwise, a

default will be entered against you for

the relief demanded in the complaint.

who needs any accommodation in or-der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call 711.

DATED this the 20th day of Jan.,

CLERK OF THE CIRCUIT COURT

Stacy M. Butterfield

As Clerk of the Court

Deputy Clerk

(SEAL) BY: Asuncion Nieves

Default Date: 2/27/2023

Plaintiff Atty: Padgett Law Group

attorney@padgettlawgroup.com

6267 Old Water Oak Road,

Tallahassee, FL 32312

2023

Suite 203

If you are a person with a disability

SECOND INSERTION Way, Davenport, FL 33837 You are required to file a written re-

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 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND 2191 Ringling Boulevard, Sarasota, Florida 34237 and the Primary email address for electronic service of

TDP File No. 22-000541-2 February 3, 10, 2023 23-00148K 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



Business Observer



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 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 February 3, 10, 2023

SECOND 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. 2022CC0013030000000f 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-

 $\frac{011031}{\text{THE EAST 44.4 FEET OF LOT}}$ 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 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 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 reneg@beamanbuyland.com 23-00161K February 3, 10, 2023

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 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 dis-ability 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 ar the time before the scheduled appearance 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 February 3, 10, 2023 23-00163K



Choices and Solutions

What Should Be Done

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

BY MILTON & ROSE FRIEDMAN

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

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

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

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

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

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

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



THE NEGATIVE INCOME TAX

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

STEPS TO FIX ENTITLEMENTS

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

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

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

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

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

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

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to fect, the earnings would have been split between reducing the subsidy and raising the family's income.

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

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

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

NEGATIVE TAX HELPS POOR

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

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

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

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

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

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

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

HOW TO FIX SOCIAL SECURITY

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

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

various amounts of unused allowances.

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

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

l. Repeal immediately the payroll tax.

2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.

3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.

4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.

5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.

6. Finance payments under items 2, 3 and 4 out of gen-

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

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

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

WHAT IS POLITICALLY FEASIBLE?

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

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

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

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

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve. The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

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

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

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

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

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

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

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: "There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time. However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience. Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington. While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

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

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

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

"The third is the additional cost to the taxpayers.

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