

## POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

#### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

October 26, 2022

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

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

**Contract Number: M93368513**  
-- DANIEL ALEMNEH and SELAMAWIT PANTALEO, ("Owner(s)"), 2012 PARKSIDE DR, DENTON, TX 76201 / Week 38 in Unit No. 0066/ Building H/ Fractional Interest 1.923%/Amount Secured by Lien: \$5,743.61/Lien Doc #2021188155/Assign Doc #2021192203

**Contract Number: M93356644**  
-- CHAD CAMPBELL and DEANNA SEELEY, ("Owner(s)"), 269 MISTFLOW-

ER, NEW BRAUNFELS, TX 78130 and 5206 LA POSITA ST, SAN ANTONIO, TX 78233 / Week 5 in Unit No. 0008/ Building A/ Fractional Interest 1.923%/Amount Secured by Lien: \$5,743.61/Lien Doc #2022118482/Assign Doc #2022119752

**Contract Number: M92789895**  
-- TINA L GREEN, ("Owner(s)"), 17706 PAINT BLUFF LN, CYPRESS, TX 77433 / Week 5 in Unit No. 0020/ Building C/ Fractional Interest 1.923%/Amount Secured by Lien: \$2,965.30/ Lien Doc #2022118482/ Assign Doc #2022119752

**Contract Number: M92960359**  
-- TERRAL PARFAIT, ("Owner(s)"), 2556 MAYFLOWER RD, HAUGHTON, LA 71037 / Week 11 in Unit No. 0016/ Building B/ Fractional Interest 1.923%/Amount Secured by Lien: \$2,882.45/Lien Doc #2022119097/Assign Doc #2022121691

**Contract Number: M93585522**  
-- CYNTHIA SCOTT A/K/A CYNTHIA ROBINSON SCOTT and GREGORY KENNAMORE A/K/A GREGORY LOUIS KENNAMORE, ("Owner(s)"), 1611 ROY ST, HOUSTON, TX 77007 and 18203 KELLY CRK, HOUSTON, TX 77094 / Week 27 in Unit No. 0107/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$5,187.83/Lien Doc #2022119097/Assign Doc #2022121691

**Contract Number: M93545509**  
-- CYNTHIA SCOTT A/K/A CYNTHIA ROBINSON SCOTT and GREGORY KENNAMORE A/K/A GREGORY LOUIS KENNAMORE, ("Owner(s)"), 1611 ROY ST, HOUSTON, TX 77007 and 18203 KELLY CRK, HOUSTON, TX 77094 / Week 11 in Unit No. 0043/ Building F/ Fractional Interest 1.923%/Amount Secured by Lien: \$2,753.82/Lien Doc #2022119097/Assign Doc #2022121691  
You have the right to cure the default

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407  
April 7, 14, 2023 23-00487K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, PROBATE DIVISION**  
STATE OF FLORIDA  
PROBATE DIVISION  
File No.: 20-CP-001742  
IN RE: ESTATE OF CAROLE S. FORMAN, Deceased.

The administration of the Estate of CAROLE S. FORMAN, deceased, whose date of death was May 27, 2020, File Number 20-CP-001742, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, PO Box 9000, Drawer CC-4, Bartow, FL 33831.

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

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

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

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

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

The date of first publication of this notice is the 7th day of April, 2023.

/s/ Sharon MacDonald  
Sharon MacDonald  
74 Wall St. Unit C  
Bridgewater, MA 02324  
/s/ Gerald L. Hemness  
Gerald L. Hemness, Jr., Esq. for  
Kenneth C. Hutto, Esq.  
Attorney for Petitioner  
842 S Missouri Ave.  
Lakeland, FL 33815  
(863) 607-9066  
(863) 607-4220  
Florida Bar # 693847  
ken@huttoassociates.com  
April 7, 14, 2023 23-00505K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, PROBATE DIVISION**  
CASE NO. 23-CP-0003800000-XX  
RE: THE ESTATE OF ERNA H. CHIRICO, Deceased.

The administration of the estate of ERNA H. CHIRICO, Deceased, File Number 23-CP-0003800000-XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons upon whom this notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THIS NOTICE.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice has begun on this 7 day of April, 2023.

### Personal Representative

Robert M. Chirico, II  
567 Georgetown Rd.  
Ronks, PA 17572

Attorney for Personal Representative and Estate  
Marc A. Tenney, Esquire  
7011 Central Avenue, Ste. B  
St. Petersburg, FL 33710  
(727) 321-5370/Fax (727) 323-6044  
Email: marcitenneylaw@gmail.com  
Email: mttenney@tampabay.rr.com  
SPN 3825/FBN 0221708  
April 7, 14, 2023 23-00497K

### FIRST INSERTION

**NOTICE OF ADMINISTRATION (Testate)**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, PROBATE DIVISION  
CASE NO. 23-CP-0003800000-XX  
RE: THE ESTATE OF ERNA H. CHIRICO, Deceased.

The administration of the estate of ERNA H. CHIRICO, Deceased, File Number 23-CP-0003800000-XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All interested persons on whom a copy of the Notice of Administration is served must file objections that challenge the validity of the will, the qualifications of the Personal Representative, venue, or jurisdiction of this Court, by filing a petition or other pleading requesting relief with this Court, in accordance with the Florida Probate Rules, WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

Robert M. Chirico, II  
567 Georgetown Rd.  
Ronks, PA 17572  
Marc A. Tenney, Esquire  
Attorney for Personal Representative  
7011 Central Avenue, Ste. B  
St. Petersburg, FL 33710  
Ph. (727) 321-5370  
Fx: (727) 343-6044  
Email: marcitenneylaw@gmail.com  
SPN: 3825/FBN 0221708  
April 7, 14, 2023 23-00498K

### FIRST INSERTION

#### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

October 27, 2022

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

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

**Contract Number: M91550313**  
-- LESLIE S LUNDBERG, ("Owner(s)"), PO BOX 440317, WEST SOMERVILLE, MA 02144-0027 / Week 46 in Unit No. 0016/ Building B/ Fractional Interest 1.923%/Amount Secured by Lien: \$15,958.55/Lien Doc #2019169847/ Assign Doc #2019170308

**Contract Number: M92007046**  
-- HENRY W. PLETCHER II and TERESITA E. PLETCHER, ("Owner(s)"), 64 MUIRFIELD CT, POUGHKEEPSIE, NY 12603-4934 / Week 47 in Unit No. 0008/ Building A/ Fractional Interest 1.923%/Amount

Secured by Lien: \$14,485.97/ Lien Doc #2019169847/Assign Doc #2019170308

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

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.  
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407  
April 7, 14, 2023 23-00488K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, PROBATE DIVISION**  
File No.  
53-2023-CP-001022-0000-XX  
Division 14  
IN RE: ESTATE OF EDUARDO FELIPE MORRELL  
Deceased.

The administration of the estate of Eduardo Felipe Morrell, deceased, whose date of death was January 24, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is April 7, 2023.

**Personal Representative:**  
Shannon H. Morrell  
6735 Poley Creek Drive West  
Lakeland, Florida 33811  
Attorney for Personal Representative:  
L. Caleb Wilson, Attorney  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
April 7, 14, 2023 23-00490K

### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, PROBATE DIVISION**  
Case Number: 23CP-1017  
IN RE: ESTATE OF Alex Hayes, Jr. deceased.

The administration of the estate of Alex Hayes, Jr., deceased, Case Number 23CP-1017, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 7, 2023.

/s/ Elmer J. Hayes  
Elmer J. Hayes  
Personal Representative  
Address: 3432 Bridgefield Drive,  
Lakeland, FL 33803  
/s/ Michael H. Willison  
MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
April 7, 14, 2023 23-00478K

OFFICIAL COURTHOUSE WEBSITES

1:23

Notes



Done

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022-CP-003452 Division Probate IN RE: ESTATE OF PATRICK MICHAEL ROSSELLO Deceased.

The administration of the estate of PATRICK MICHAEL ROSSELLO, deceased, whose date of death was JUNE 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. BROADWAY AVE., PO BOX 9000, DRAWER CC-4, BARTOW, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 7, 2023.

Personal Representative: /s/ Justin Rosello JUSTIN ROSSELLO Name

12 GLENBERRY COURT PHOENIX, MD 21131 (address)

Attorney for Personal Representative: /s/ Meredith B. Martin MEREDITH B. MARTIN, ESQ.

Email Addresses: mm@meredithmartinlaw.com karen@meredithmartinlaw.com Florida Bar No. 107013 999 Vanderbilt Beach Rd., Ste. 200 Naples, FL 34108 Telephone: 239-231-1060 April 7, 14, 2023 23-00473K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021CA003053000000 REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEANETTE WATSON F/K/A JEANETTE R. MILLER, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 1, 2023, and entered in 2021CA003053000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JEANETTE WATSON F/K/A JEANETTE R. MILLER, DECEASED; JOAN STEELE; CHARLES WATSON; LEAMON WATSON, JR.; POLK COUNTY, FLORIDA ; CITY OF MULBERRY, FLORIDA ; STATE OF FLORIDA, DEPARTMENT OF REVENUE; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 May 01, 2023, the following described property as set forth in said Final Judgment, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF POLK, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 4.5 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 29 SOUTH, RANGE 23 EAST, LESS THE NORTH 25 FEET CONVEYED TO POLK COUNTY, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. TOGETHER WITH A 1974 DOUBLE WIDE MOBILE HOME WITH VIN NUMBERS F5207A AND F5207B & TITLE NUMBERS 0011700848 AND 0011700847 Property Address: 2898 & 2910 EWELL ROAD, LAKELAND, FL 33811

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

IMPORTANT

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

Dated this 31 day of March, 2023. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 21-095396 - NaC April 7, 14, 2023 23-00483K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 22-CA-003849 BRADFORD EMMER, TRUSTEE, EQUITYMAX, INC., PENSION PLAN, Plaintiff, v. DORA AMENEIRO MARTINEZ a/k/a DORA AMENEIRO, ERNESTO MARTINEZ, AND THE UNKNOWN TENANT, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Default Final Judgment of Mortgage Foreclosure entered on March 24, 2023 in CASE NO. 22-003849 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, BRADFORD EMMER, TRUSTEE, EQUITYMAX, INC., PENSION PLAN and Defendants DORA AMENEIRO MARTINEZ a/k/a DORA AMENEIRO and ERNESTO MARTINEZ that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on April 28, 2023 at: www.polk.realforeclose.com the following described real property as set forth in said Judgment, to wit: LOT 320, WILLIAMS PRESERVE PHASE II-C, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 170, PAGE 23, PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A 991 BENJAMIN TRAIL, DAVENPORT, FL 33837

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.

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. DATED THIS 3 day of April 2023.

/s/ William A. Treco William A. Treco, Esquire Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 954-565-3231 william@teppstreco.com Florida bar No: 89409 April 7, 14, 2023 23-00485K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA001617000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST THROUGH CERTIFICATES, SERIES 2006-14, Plaintiff, vs. SHIRLEY W. CAMPBELL A/K/A SHIRLEY CAMPBELL; SHERRAH W. CAMPBELL A/K/A SHERRAH CAMPBELL; CROSSROADS AT LAKE REGION COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to a Final Judgment. Final Judgment was awarded on March 21, 2023 in Civil Case No. 2022CA001617000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST THROUGH CERTIFICATES, SERIES 2006-14 is the Plaintiff, and SHIRLEY W. CAMPBELL A/K/A SHIRLEY CAMPBELL; SHERRAH W. CAMPBELL A/K/A SHERRAH CAMPBELL; CROSSROADS AT LAKE REGION COMMUNITY ASSOCIATION, INC. 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 May 5, 2023 at 10:00:00 AM EST

the following described real property as set forth in said Final Judgment, to wit: LOT 58, CROSSROADS AT LAKE REGION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 31st day of March, 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 Hollis Hamilton Date: 2023-03-31 09:58:07 By: /s/ Hollis Hamilton Hollis Hamilton Esq FBN: 91132 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5687B April 7, 14, 2023 23-00486K

FIRST INSERTION

Notice of Foreclosure Sale IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 2022-CC-005585 JUDGE: BRANDON J. RAFOOL LIEN & MEAN, LLC, a Florida limited liability company Plaintiff, v. BILLY JOE FREDERICKS, UNKNOWN SPOUSE OF BILLY JOE FREDERICKS AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 28, 2023 and entered in Case No. 2022CC002401000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby LIEN & MEAN, LLC, a Florida limited liability company, is the Plaintiff and BILLY JOE FREDERICKS, UNKNOWN SPOUSE OF BILLY JOE FREDERICKS, 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 May 2, 2023 the following described property as set forth in the Final Judgment of Foreclosure, to wit:

Parcel ID: 22-26-02-000000-044220 TRACT NO. 167: THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,

SUBJECT TO A ROAD EASEMENT OVER THE SOUTH 30 FEET THEREOF, SECTION 2, TOWNSHIP 26 SOUTH, RANGE 22 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, at least 7 days before your scheduled court appearance or upon receipt of the notification; if you are hearing or voice impaired, call 711.

Dated on March 30, 2023. /s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101 rene@beamanbuyland.com April 7, 14, 2023 23-00489K

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO. 532019CA004375000000**  
**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. FARNAZ ALLIE; UNKNOWN SPOUSE OF FARNAZ ALLIE; AZWIN GURMOHAMED; UNKNOWN SPOUSE OF AZWIN GURMOHAMED; HALIMA MOHAMMED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)**  
 NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed March 22, 2023 and entered in Case No. 532019CA004375000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and FARNAZ ALLIE; UNKNOWN SPOUSE OF FARNAZ ALLIE; AZWIN GURMOHAMED; UNKNOWN SPOUSE OF AZWIN GURMOHAMED; HALIMA MOHAMMED; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on May 5, 2023, the following described property as set forth in said

Final Judgment, to wit: LOT 17, VILLAGE EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 6, 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.  
 This notice is provided pursuant to Administrative Order No.1-21.5. In accordance with the 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 North Broadway Avenue, Bartow, FL 33830, Phone No. (863) 534-4686 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.  
 Dated this 4th day of April 2023.  
 Marc Granger, Esq.  
 Bar No.: 146870  
 Kahane & Associates, P.A.  
 1619 NW 136th Avenue, Suite D-220  
 Sunrise, Florida 33323  
 Telephone: (954) 382-3486  
 Telefacsimile: (954) 382-5380  
 Designated service email: notice@kahaneandassociates.com  
 File No.: 16-02671 JPC  
 V6.20190626  
 April 7, 14, 2023 23-00499K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.  
**CASE NO. 2022CA001415000000**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE J. HERRON, DECEASED, et al. Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA001415000000 of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein REVERSE MORTGAGE FUNDING LLC, Plaintiff and UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARJORIE J. HERRON, DECEASED, et al., are Defendants. Stacy M. Butterfield, CPA, Clerk of Courts and Comptroller, will sell to the highest bidder for cash at WWW.POLK.REALFORECLOSE.COM at the hour of 10:00 AM on the 1st day of May, 2023 and the following described property:  
 LOT 10, BLOCK 15, POLO PARK PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

83, PAGES 36 THROUGH 39, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1994 CLASSIC TRAILER MANUFACTURED HOME; BEARING SERIAL #'S: JACFL14984A AND JACFL14984B; TITLE #'S: 65429922 AND 65429921  
 Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.  
**IMPORTANT**  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 DATED this 29th day of March, 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:  
 Karissa.Chin-Duncan@gmlaw.com  
 Email 2: gmforeclosure@gmlaw.com  
 By: /s/ Karissa Chin-Duncan  
 Karissa Chin-Duncan, Esq.  
 Florida Bar No. 98472  
 58341.1376 / JDeleon-Colonna  
 April 7, 14, 2023 23-00471K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2022 CA 003487-0000-00**  
**PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v. TRACY CARLO, EMILY ANN CARLO, MARKEL SNYDER, Individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, JERRON OVERTON, HAROLD QUINONES VEGA, RACHEL MELIN CARTAGENA, Individually and as parent and guardian of Jeylani Diaz, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, LAKELAND REGIONAL MEDICAL CENTER, INC., AND POLK COUNTY BOARD OF COUNTY COMMISSIONERS, Defendants.**  
 To: TRACY CARLO, whose present address is unknown.  
 YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11407639717 that was issued to Tracy Carlo with an effective date of March 8, 2022, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards

assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before May 10, 2023 and file the original with the Clerk of the Court.  
 If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.  
 This notice shall be published once a week for four consecutive weeks in the Business Observer or other newspaper which has circulation in Polk County.  
 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 April 3, 2023  
 STACY M. BUTTERFIELD,  
 As Clerk of the Court  
 (SEAL) BY: /s/ April Cummins  
 As Deputy Clerk  
 Robert E. O'Connell, Esq.,  
 Plaintiff's attorney,  
 P. O. Box #5084,  
 Deerfield Beach, FL 33442  
 telephone number (561) 999-3250  
 April 7, 14, 21, 28, 2023 23-00495K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2022CA000944000000**  
**CALIBER HOME LOANS, INC., Plaintiff, vs. ASHLEY LAVELLE, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2023, and entered in 2022CA000944000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and ASHLEY LAVELLE; UNKNOWN SPOUSE OF ASHLEY LAVELLE 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 May 01, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 6, BLOCK D, SUNSET PARK ADDITION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Property Address: 1260 S WOOD-LAWN AVE, BARTOW, FL 33830  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.  
 Dated this 31 day of March, 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: fmail@raslg.com  
 By: /s/Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 22-014278 - EuE  
 April 7, 14, 2023 23-00481K

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. 2022CA003801000000**  
**REVERSE MORTGAGE FUNDING LLC, Plaintiff, vs. JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 1, 2023, and entered in 2022CA003801000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED; JANNIFER CHRISTIAN PIERRE FRANCOIS; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 May 02, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 39, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 41,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Property Address: 39 QUEENS CT, FROSTPROOF, FL 33843  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.  
 Dated this 31 day of March, 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: fmail@raslg.com  
 By: /s/Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 21-145342 - RyC  
 April 7, 14, 2023 23-00480K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2022 CA 003487-0000-00**  
**PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v. TRACY CARLO, EMILY ANN CARLO, MARKEL SNYDER, Individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, Alaya Snyder, a minor, JERRON OVERTON, HAROLD QUINONES VEGA, RACHEL MELIN CARTAGENA, Individually and as parent and guardian of Jeylani Diaz, STATE FARM MUTUAL AUTOMOBILE INSURANCE COMPANY, LAKELAND REGIONAL MEDICAL CENTER, INC., AND POLK COUNTY BOARD OF COUNTY COMMISSIONERS, Defendants.**  
 To: MARK SNYDER, whose present address is unknown.  
 YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you, individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, Alaya Snyder, a minor, to have the Peak Property and Casualty Insurance Corporation policy of insurance #11407639717 that was issued to Tracy Carlo with an effective date of March 8, 2022 declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards

assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before May 10, 2023 and file the original with the Clerk of the Court.  
 If you fail to do so, a default will be entered against you individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor, Alaya Snyder, a minor, for the relief demanded in the Complaint.  
 This notice shall be published once a week for four consecutive weeks in the Business Observer or other newspaper which has circulation in Polk County.  
 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 April 3, 2023.  
 STACY M. BUTTERFIELD,  
 As Clerk of the Court  
 (SEAL) BY: /s/ April Cummins  
 As Deputy Clerk  
 Robert E. O'Connell, Esq.,  
 Plaintiff's attorney,  
 P. O. Box #5084,  
 Deerfield Beach, FL 33442  
 telephone number (561) 999-3250  
 April 7, 14, 21, 28, 2023 23-00496K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO. 2022CA001346000000**  
**CALIBER HOME LOANS, INC., Plaintiff, vs. OCTAVIOUS FREEMAN, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2023, and entered in 2022CA001346000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and OCTAVIOUS FREEMAN; POLK COUNTY; LAUREL ESTATES HOMEOWNERS 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 May 01, 2023, the following described property as set forth in said Final Judgment, to wit:  
 LOT 27, LAUREL ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 40 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Property Address: 232 WILLIAMSON DR, DAVENPORT, FL 33897  
 Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT**  
**AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.  
 Dated this 31 day of March, 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: fmail@raslg.com  
 By: /s/Danielle Salem  
 Danielle Salem, Esquire  
 Florida Bar No. 0058248  
 Communication Email: dsalem@raslg.com  
 22-025757 - NaC  
 April 7, 14, 2023 23-00482K

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 in/k/a TANIA PARIS, Defendants.**  
 NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on March 1, 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 APRIL 18, 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 NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 61 PAGES 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 Property Address: 208 Athabasca Dr, Kissimmee, FL 34759  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Dated: March 2, 2023  
 /s/ Audrey J. Dixon  
 Audrey J. Dixon, Esq.  
 Florida Bar No. 39288  
 MCMICHAEL TAYLOR GRAY, LLC  
 3550 Engineering Drive, Suite 260  
 Peachtree Corners, GA 30092  
 Phone: (404) 474-7149  
 Email: adixon@mtglaw.com  
 E-Service: services@mtglaw.com  
 April 7, 14, 2023 23-00470K

FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
**Case No. 2022-CA-1028**  
**Honorable Judge: Durden**  
**PLANET HOME LENDING, LLC Plaintiff, Vs. BRANDON JANIEL COLON; JONATHAN MANUEL COLON DOMINGUEZ; HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA; POLK COUNTY CLERK OF COURT; MIDLAND FUNDING, LLC; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2**  
**Defendants,**  
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 18, 2022 in the above-styled cause, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on June 20, 2023 the following described property:  
 LOT 83, HIDDEN LAKE PRESERVE, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGES 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
 PARCEL ID: 272726-758511-000830  
 Commonly Known as: 437 STILLWATER LN, HAINES

CITY, FL 33844  
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
 Respectfully submitted this March 27, 2023  
 /s/ Matthew T. Wasinger  
 Matthew T. Wasinger, Esquire  
 Wasinger Law Office  
 605 E. Robinson,  
 Suite 730  
 Orlando, FL 32801  
 (407) 308-0991  
 Fla. Bar No.: 0057873  
 Attorney for Plaintiff  
 Service:  
 mattw@wasingerlawoffice.com  
 April 7, 14, 2023 23-00472K

CHECK OUT YOUR LEGAL NOTICES

floridaapublicnotices.com

**PUBLISH YOUR LEGAL NOTICE**

Call 941-906-9386 and select the appropriate County name from the menu.

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

## FIRST INSERTION

Notice is hereby given that ELITE 4 SOLUTIONS LLC, OWNER, desiring to engage in business under the fictitious name of WATER PURE SOLUTIONS located at 8134 BRISTOL BAY AVE, LAKE LAND, FLORIDA 33810 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

April 7, 2023 23-00474K

## FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Patrick M Oreilly will engage in business under the fictitious name SUNSHINY MOBILE HOMES, with a physical address 602 Harvey Road Lakeland, FL 33815, with a mailing address 602 Harvey Road Lakeland, FL 33815, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

April 7, 2023 23-00479K

## 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 APRIL OLEWINE : Located at 6250 Cypress gardens blvd : Polk County in the City of Winter Haven : Florida, 33884 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, April day of 04, 2023

OLEWINE APRIL CHRISTENE  
April 7, 2023 23-00501K

## 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 BCC LAWN CARE AND MORE L : Located at 1623 S Warren Ave : Polk County in the City of Lakeland : Florida, 33803-2064 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, April day of 04, 2023

SILVERIO ARLIZ  
April 7, 2023 23-00502K

## 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 GLOBAL TECHNOLOGY OUTREACH : Located at 721 Lamp Post Ln : Polk County in the City of Lakeland : Florida, 33809-6614 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, April day of 04, 2023

HOGAN-SMITH ETHEL  
April 7, 2023 23-00503K

## 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 THE TAX EXPRESS AND MORE / KARMIESHA PATRICK TAX EXPRESS AND MORE : Located at 803 Carlton Ct : Polk County in the City of Winter Haven : Florida, 33884-3439 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, April day of 04, 2023

J.K. YOUNG ON POINT SERVICES CORPORATION  
April 7, 2023 23-00504K

## FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2022CA-001240

POLK COUNTY, FLORIDA, a political subdivision of the State of Florida

Plaintiff, vs. KELLI GREENE AS PERSONAL REPRESENTATIVE FOR JAMES G. GREENE, et. al

Defendants.

TO: KELLI GREENE AS PERSONAL REPRESENTATIVE FOR LESORA G. GREENE

Current residence unknown, but whose last known address was: 2506 PRIVET WAY BASKING RIDGE, NJ 07920

YOU ARE NOTIFIED that an action to Quiet Escheatment Tax Title on the following property in Polk County, Florida, to-wit:

LOCKHARTS SUB PB 5 PG 5 BLK D LOTS 16 & 18

Parcel Identification Number: 212727-756000-004160.

Street Address: 1128 Avenue D, Haines City, FL 33844.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Breezi K. Hicks, Plaintiff's attorney, whose address is

P.O. Box 9005, Drawer AT01, Bartow, Florida 33831-9005, on or before 05/01/2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter, 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 seal of the Court on this 23 day of March, 2023.

Stacy M. Butterfield  
Clerk of the Circuit Court

(SEAL) By: /s/ Tamika Joiner  
Deputy Clerk

Breezi K. Hicks, Plaintiff's attorney  
P.O. Box 9005, Drawer AT01  
Bartow, Florida 33831-9005  
April 7, 14, 21, 28, 2023 23-00491K

## FIRST INSERTION

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

POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2022CA-001240

POLK COUNTY, FLORIDA, a political subdivision of the State of Florida

Plaintiff, vs. KELLI GREENE AS PERSONAL REPRESENTATIVE FOR JAMES G. GREENE, et. al

Defendants.

TO: KELLI GREENE AS PERSONAL REPRESENTATIVE FOR JAMES G. GREENE

Current residence unknown, but whose last known address was: 2506 PRIVET WAY BASKING RIDGE, NJ 07920

YOU ARE NOTIFIED that an action to Quiet Escheatment Tax Title on the following property in Polk County, Florida, to-wit:

LOCKHARTS SUB PB 5 PG 5 BLK D LOTS 16 & 18

Parcel Identification Number: 212727-756000-004160.

Street Address: 1128 Avenue D, Haines City, FL 33844.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Breezi K. Hicks, Plaintiff's attorney, whose address is

P.O. Box 9005, Drawer AT01, Bartow, Florida 33831-9005, on or before 05/01/2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter, 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 seal of the Court on this 23 day of March, 2023.

Stacy M. Butterfield  
Clerk of the Circuit Court

(SEAL) By: /s/ Tamika Joiner  
Deputy Clerk

Breezi K. Hicks, Plaintiff's attorney  
P.O. Box 9005, Drawer AT01  
Bartow, Florida 33831-9005  
April 7, 14, 21, 28, 2023 23-00493K

## FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2022 CA 003487-0000-00

PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION,

Plaintiff, v. TRACY CARLO, EMILY ANN CARLO, MARKEL SNYDER,

Individually and as the parent and guardian of Morgan Snyder, a minor, Aiden Snyder, a minor,

Alaya Snyder, a minor, JERRON OVERTON, HAROLD QUINONES

VEGA, RACHEL MELIN

CARTAGENA, Individually and as parent and guardian of Jeylani Diaz,

STATE FARM MUTUAL AUTOMOBILE INSURANCE

COMPANY, LAKE LAND REGIONAL MEDICAL CENTER,

INC., AND POLK COUNTY BOARD OF COUNTY COMMISSIONERS,

Defendants.

To: EMILY ANN CARLO, whose present address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11407639717 that was issued to Tracy Carlo with an effective date of March 8, 2022, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards

assumed. You are further notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before May 10, 2023 and file the original with the Clerk of the Court.

If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in the Business Observer or other newspaper which has circulation in Polk County.

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 April 3, 2023.

STACY M. BUTTERFIELD,  
As Clerk of the Court

(SEAL) By: /s/ April Cummins  
As Deputy Clerk

Robert E. O'Connell, Esq.,  
Plaintiff's attorney,  
P. O. Box #5084,  
Deerfield Beach, FL 33442

telephone number (561) 999-3250  
April 7, 14, 21, 28, 2023 23-00494K

## FIRST INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR

POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2022CA0032470000000

GRANADA INSURANCE COMPANY,

Plaintiff, vs. DELDRICK DURANT, an individual; LORETHA DURANT, an individual; MARS RDZ

TRANSPORT INC., a Florida corporation; and RAYMOND HERNANDEZ, an individual,

Defendants.

TO: Deldrick Durant, 1708 Terry Circle NE, Winter Haven, FL 33881, Orlando, FL 32818

YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before May 8th, 2023, on Daniel B. Robinson, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks in the Business Observer.

DATED on 3-30-23

Stacy M. Butterfield  
As Clerk of the Court

(SEAL) By /s/ Lori Armijo  
As Deputy Clerk

Daniel B. Robinson, plaintiff's attorney  
Hinshaw & Culbertson LLP,  
2525 Ponce de Leon Blvd., 4th Floor,  
Coral Gables, Florida 33134  
1054928/313046377v1  
April 7, 14, 21, 28, 2023 23-00477K

## FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT FOR THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE: 2023-CC-00521

VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation,

Plaintiff, vs. JENNIFER S CROFT; UNKNOWN SPOUSE OF JENNIFER S CROFT; AND UNKNOWN TENANT(S),

Defendant.

TO: JENNIFER S CROFT

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

Lot 31, Block C, VILLAGES AT BRIDGEWATER 6B, PHASE 1, according to the Plat thereof as recorded in Plat Book 148, Pages 6-8, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 5635 Superior Drive, Lakeland, FL 33805

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the 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.

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 seal of this Court on the 30th day of March, 2023

STACY M BUTTERFIELD  
Circuit and County Courts

By: /s/ Lori Armijo  
Deputy Clerk

MANKIN LAW GROUP,  
Attorneys for Plaintiff,  
2535 Landmark Drive, Suite 212,  
Clearwater, FL 33761  
April 7, 14, 2023 23-00492K

## 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 FORE LAKES PROPERTY MANAGEMENT : Located at 1404 Wild Dunes Ct : Polk County in the City of Winter Haven : Florida, 33881-9781 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this April day of 04, 2023

NIEDER MARK ANDREW  
April 7, 2023 23-00500K

## FIRST INSERTION

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

CIVIL DIVISION

CASE: 23-CA-000112

MARKEISHA SMITH,

Plaintiffs v. KATHY F DEAN; THE UNKNOWN SPOUSE OF KATHY F DEAN;

UNKNOWN OCCUPANT; PROVIDENCE COMMUNITY ASSOCIATION INC; UNITED STATES OF AMERICA

DEPARTMENT OF JUSTICE; JOE G. TEDDER; POLK COUNTY TAX COLLECTOR; AND ALL Unknown parties claiming by, through, under or against Defendants, whether living or not and whether said unknown parties claim as heirs, devisees, grantee, assignees, lienors, creditors, trustees, or in any other Capacity claiming by, through, under or against the named Defendants.

Defendants. YOU ARE HEREBY NOTIFIED that an action to quiet title to the following properties in Polk County, Florida: The real property is commonly known as 236 Kendal Way Davenport, FL 33837 and is legally described as:

Address: 236 Kendal Way, Davenport Florida 33837

Folio/Parcel ID: 27-26-13-704003-002350

Legal Description: Lot No.234 of DRAYTON-PRESTON WOODS AT PROVIDENCE, according to the plat thereof, as recorded in Plat Book 138, Pages 29 through 36 inclusive, Public Records of

Polk County, Florida 10150 Highland Manor Drive, Suite 200, Tampa, FL 33610, and file the original with the clerk of this court either before service on the Plaintiff or immediately thereafter on, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on April 4, 2023  
Default Date: May 11, 2023

STACY M. BUTTERFIELD, CPA  
As Clerk of the Court

(Seal) By: /s/ Asuncion Nieves  
As Deputy Clerk

Cheyenne Whitfield,  
10150 Highland Manor Drive,  
Suite 200,  
Tampa, FL 33610  
April 7, 14, 21, 28, 2023 23-00476K

## FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2022-CC-006642

RENNY DIAZ ALVAREZ Plaintiff, vs.

JOSEFINA GALVAN and ANY AND ALL OCCUPANTS, Defendants.

TO: JOSEPHINA GALVAN

1602 Pickerel Court Poinciana, FL 34759

YOU ARE NOTIFIED that a Complaint has been filed against you in this court. You are required to serve a copy of your written defense, if any, on Plaintiff's attorney, whose name and address

is: Donald Gervase, Provision Law PLLC, 310 S. Dillard Street, Suite 140, Winter Garden, FL, 34787 on or before May 10, 2023, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 29 day of March, 2023.

(SEAL) By: /s/ Gwen Barnett  
As Deputy Clerk

Donald Gervase, Provision Law PLLC  
310 S. Dillard Street, Suite 140,  
Winter Garden, FL 34787  
April 7, 14, 21, 28, 2023 23-00475K

## SUBSEQUENT INSERTIONS

## SECOND INSERTION

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

File No. 532023CP0008470000XX

IN RE: ESTATE OF FRANK JAMES FORE, A/K/A FRANK JAMES FORE, JR.

Deceased.

The administration of the estate of Frank James Fore, a/k/a Frank James Fore, Jr., deceased, whose date of death was December 23, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker St., Room 240, Lakeland, Florida 33801-1929. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 31, 2023.

Personal Representative: Robert Scott Fore

425 Morningside Drive  
Lakeland, Florida 33803

Attorney for Personal Representative: Jon P. Skelton, Attorney

Florida Bar Number: 49939 SHUMAKER LOOP & KENDRICK LLP

101 E. Kennedy Blvd., Suite 2800  
Tampa, FL 33602

Telephone: (813) 229-7600  
Fax: (813) 229-1660

E-Mail: jskelton@shumaker.com  
Secondary E-Mail: tmcintye@shumaker.com

18387943v1  
Mar. 31; Apr. 7, 2023 23-00462K

## SECOND INSERT

SECOND INSERTION

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

2022CA-000388-0000-00 DELLA ESCOBIO Plaintiff(s) VS. A.J. MARTINO AS SUCCESSOR TRUSTEE OF THE FLORIDA LAND TRUST NO 127 LAND TRUST AGREEMENT UTD NOVEMBER 2, 2009, UNKNOWN TENANT #1, UNKNOWN TENANT #2 Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on 1/6/23 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 134, of Unrecorded Clearwater Lake Estates, described as follows: The East 205.00 feet of the North 90.00 feet of the South 900.00 feet of the NE 1/4 of the SW 1/4 of Section 32, Township 26 South, Range 25 East, in the Public Records of Polk County, Florida.

to the highest and best bidder for cash, on-line at 10:00

a.m. (Eastern Time) at www.polk.realforeclose.com, on 20TH day of APRIL, 2023.

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

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

WITNESS my hand and the seal of the Court on this 16th day of March, 2023

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court  
Drawer CC-12, P.O. Box 9000  
Bartow, Florida 33831-9000  
(SEAL) By /s/ Kaylea Olivier Deputy Clerk  
Mar. 31; Apr. 7, 2023 23-00440K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CC-001007 HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION INC., Plaintiff, vs. RAFAEL ANTONIO SERRATY FERNANDEZ, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated March 8, 2023, in Case No.: 2022-CC-001007 of the County Court in and for Polk County, Florida, wherein HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION INC., is the Plaintiff and RAFAEL ANTONIO SERRATY FERNANDEZ, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on April 12, 2023, the following described property set forth in the Final Judgment of Foreclosure:

Lot 112, Hidden Lake Preserve, according to the map or plat thereof, as recorded in Plat Book 166, Page(s) 29 through 31, inclusive, of the Public Records of Polk County, Florida. 434 Stillwater Lane, Haines City, FL 33844 (Property). Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711. DATED: March 27, 2023 By: /s/Jennifer L. Davis Jennifer L. Davis, Esquire Florida Bar No.: 879681 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Mar. 31; Apr. 7, 2023 23-00460K

RECORDS OF POLK COUNTY, FLORIDA. Property address: 814 Dengar Street, Haines City, Florida 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 23rd day of March, 2023. LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mml-pa.com BY: /s/ Melisa Manganelli MELISA MANGANELLI, ESQ FLORIDA BAR NO. 579688 Mar. 31; Apr. 7, 2023 23-00445K

SECOND INSERTION

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

2022CC-005588-0000-00 LAKE THOMAS WOODS EIGHTH ADDITION HOMEOWNERS ASSOCIATION INC Plaintiff(s) VS. YUROSE CHARLES, ERNEST LAVERDURE, UNKNOWN TENANT #1 Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on 1/23/23 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 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

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 20TH day of APRIL, 2023.

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

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

WITNESS my hand and the seal of the Court on this 16th day of March, 2023.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court  
Drawer CC-12, P.O. Box 9000  
Bartow, Florida 33831-9000  
(SEAL) By /s/ Kaylea Olivier Deputy Clerk  
Mar. 31; Apr. 7, 2023 23-00439K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA IN RE: ONE DOUBLEWIDE MOBILE HOME SITUATED IN POLK COUNTY, FLORIDA CASE NO.

2023CA-000465-0000-00 LINDA FROST, Petitioner, v. ESTATE OF WILLIAM ALLAN WILLIAMS, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF WILLIAM ALLAN WILLIAMS, DECEASED, and GREEN TREE ACCEPTANCE, INC., n/k/a DITECH FINANCIAL, LLC, Respondents.

TO: ESTATE OF WILLIAM ALLAN WILLIAMS, DECEASED, and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF WILLIAM ALLAN WILLIAMS, DECEASED, all addresses unknown

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

Lot 14, San Juan Subdivision, according to the map or plat thereof, recorded in Plat Book 93, Page 13, Public Records of Polk County, Florida. Together with a certain 1991 MERI double-wide mobile home, bearing VIN #s HML2F28312646403A and HML2F28312646403B.

has been filed against you and that you are required to serve a copy of your

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

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

Dated on 3/28/23

STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT By: /s/ Karen Cox As Deputy Clerk  
Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 5/3/23 Mar. 31; Apr. 7, 14, 21, 2023 23-00467K

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

2020-CA-000156-0000-00 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VIIA, Plaintiff, vs. AMOS AKINOLA; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 19, 2023 entered in Civil Case No. 2020-CA-000156-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-A is Plaintiff and AMOS AKINOLA; et al., are Defendant(s). The Clerk, Stacey M. Butterfield, will sell to the highest bidder for cash, by electronic sale beginning at 10:00 A.M. on the prescribed date at www.polk.realforeclose.com on May 3, 2023 on the following described property as set forth in said Final Judgment, to wit:

LOT 99 RANDA RIDGE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN DEED BOOK 125, PAGES 26 THROUGH 29, INCLUSIVE, OF THE PUBLIC

RECORDS OF POLK COUNTY, FLORIDA. Property address: 814 Dengar Street, Haines City, Florida 33844

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

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

DATED this 23rd day of March, 2023.

LAW OFFICES OF MANDEL, MANGANELLI & LEIDER, P.A. Attorneys for Plaintiff 1900 N.W. Corporate Blvd., Ste. 305W Boca Raton, FL 33431 Telephone: (561) 826-1740 Email: service@mml-pa.com BY: /s/ Melisa Manganelli MELISA MANGANELLI, ESQ FLORIDA BAR NO. 579688 Mar. 31; Apr. 7, 2023 23-00445K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2023CP-000789 IN RE: ESTATE OF DEANE WILLIAM HIPPELY Deceased.

The administration of the estate of DEANE WILLIAM HIPPELY, deceased, whose date of death was January 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: March 31, 2023.

Personal Representative H. LEE WALL

Attorney for Personal Representative BENJAMIN W. HARDIN, JR., ESQUIRE Florida Bar No.: 0500763 JULIE LANDRIGAN BALL, ESQUIRE Florida Bar No.: 0768731 MATTIE HARDIN TONDREAULT, ESQUIRE Florida Bar No.: 118242 BENJAMIN W. HARDIN III, ESQUIRE Florida Bar No.: 1018041 JOSE A. MORERA II, ESQUIRE Florida Bar No.: 1019265 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com Mar. 31; Apr. 7, 2023 23-00466K

SECOND INSERTION

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

2022-CA-2362 LORE LENDING GROUP, INC. a Florida Corporation, KIMBERLY M. FREEMAN, Individually and MARK A. FREEMAN, Individually Plaintiffs, vs. DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered MARCH 21, 2023 in Civil Case No. 2022-CA-002362 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Kimberly M. Freeman and Mark A. Freeman are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 5TH day of MAY, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Parcels 297 and 298 of the unrecorded LAKE PIERCE RETREATS, described as: Begin 2432.91' South and 375.00' East of the NW corner of Government Lot 1, run South 100.00', East 70.00', North 100.00', West 70.00' to the point of beginning, all lying and being in Section 8, Township 29 South, Range 28 East, and recorded in the Public Record of Polk County, Florida. Together with a 1988 singlewide mobile home VIN #FLFLH70A14086VNR,RP Decal #R0708056. The Post Office address of the Property is: 2534 Shiner Drive, Lake Wales, Florida 33898

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

ls/Mark A. Freeman, Esq./ls MARK A. FREEMAN, ESQ. Florida Bar #0116398 5323 Millenia Lakes Blvd., #300-352 Orlando, Florida 32839 (407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lolegal.com, Attorney for Plaintiff Mar. 31; Apr. 7, 2023 23-00465K

SECOND INSERTION

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

2022-CA-001845 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF VICKI D. TERAN, et al., Defendants.

TO: Dominique Teran 2039 Knightsbridge Drive Cincinnati, OH 45244 Unknown Personal Representative of the Estate of Vicki D. Teran 2710 Olsen Road Haines City, FL 32583 Unknown Heirs, Beneficiaries and Devisees of the Estate of Vicki D. Teran 2710 Olsen Road Haines City, FL 32583

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

The East 372.98 feet of the West 787.62 feet of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 27 South, Range 27 East, Polk County, Florida, Less and Except the East 310.98 feet of the North 411.00 feet thereof, and Less road right of way for Olsen Road. Joined by that certain mobile home described as a 2000 CHNC with Vin Numbers JAC-FL21508A and JACFL21508B, which has been permanently affixed to the described property.

has been filed against you and you are required to serve a copy of your written

defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint. Default date 5-1-23

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 24th day of March, 2023.

Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida By: /s/ Lori Armijo DEPUTY CLERK Anthony R. Smith, Esquire Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Mar. 31; Apr. 7, 2023 23-00455K

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 53-2022CA-003813 JUAN GONZALEZ, and ROSA GONZALEZ, Petitioners, v. ESTATE OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNS OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, ROBERT ALLEN VANCE, and MELANIE L. VANCE, Respondents.

TO: ESTATE OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND ASSIGNS OF VIRGINIA A. VANCE, a/k/a VIRGINIA VANCE, and MELANIE L. VANCE, all addresses unknown

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

Tract 6, Rockridge Farmettes, as per the Plat thereof, recorded in Plat Book 77, Page 19, Public Records of Polk County, Florida.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the

Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 3/20/23

STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT By: /s/ Jean Boyle As Deputy Clerk  
Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 4/26/23 Mar. 24, 31; Apr. 7, 14, 2023 23-00424K

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER** **CALL 941-906-9386** and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com **Business Observer**

## SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2022CA-001499-0000-00  
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROHN D. GARDIN; DEVONSHIRE MANOR HOMEOWNERS ASSOCIATION INC.; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN SPOUSE OF ROHN D. GARDIN; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.  
NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Reset Foreclosure Sale Date dated the

13th day of March 2023, and entered in Case No. 2022CA-001499-0000-00, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROHN D. GARDIN DEVONSHIRE MANOR HOMEOWNERS ASSOCIATION INC. FLORIDA HOUSING FINANCE CORPORATION UNKNOWN SPOUSE OF ROHN D. GARDIN; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 14th day of April 2023, the following described property as set forth in said Final Judgment, to wit:  
LOT 113, DEVONSHIRE MANOR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK

122, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.  
If you are a person with a disability who needs 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 Re-

lay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.  
Dated this 14th day of March 2023.  
By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-00574 Mar. 31; Apr. 7, 2023 23-00443K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
CASE NUMBER: 2023-CP-407  
IN RE: ESTATE OF HECTOR DANIEL LUGO, Deceased.  
The administration of the estate of HECTOR DANIEL LUGO, deceased, whose date of death was August 30, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: March 31, 2023.  
MAYRA PADILLA  
Personal Representative  
242 Barrington Drive  
Haines City, FL 33844  
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:  
hballinger@hnh-law.com  
Mar. 31; Apr. 7, 2023 23-00449K

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION  
PROBATE FILE NO. 53-2022-CP-000004-0000-XX  
IN RE: Estate of CAROL JANE PIERCE, Deceased.  
The administration of the estate of Carol Jane Pierce, deceased, whose date of death was November 7, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 31, 2023.  
Personal Representative:  
/s/ Bill Croft Jr  
Bill Croft, Jr  
5 Lake Region Blvd S.  
Winter Haven, Florida 33881  
Attorney for Personal Representative:  
/s/ Amy L. Phillips  
AMY L. PHILLIPS  
Attorney for Petitioner  
Florida Bar No. 91682  
P.O. Box 4397  
Winter Haven, FL 33885  
(863) 268-8292  
amy@amyphillipspllc.com  
Mar. 31; Apr. 7, 2023 23-00448K

## FOURTH INSERTION

AMENDED NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO: 2023-CA-000147  
BEYONCA WEST AUGUSTIN and MARKEISHA SMITH, Plaintiffs, v. PATRICIA HAYES; THE UNKNOWN SPOUSE OF PATRICIA HAYES; GLORIA LUMPKIN; THE UNKNOWN SPOUSE OF GLORIA LUMPKIN; THE ESTATE OF ALBERT L. HAYES; JACOB HAYES; THE UNKNOWN SPOUSE OF JACOB HAYES; THE ESTATE OF LEO HAYES; THE ESTATE OF ETHEL MAY HAYES; and all unknown parties claiming by, through, under or against Defendants, whether living or not and whether said unknown parties claim as heirs, devisees, grantee, assignees, lienors, creditors, trustees, or in any other capacity claiming by, through, under or against the named Defendants, Defendants.  
YOU ARE HEREBY NOTIFIED that a quiet title action to the following properties in Polk County, Florida:  
The real property is commonly known and is legally described as  
Address: 1301 Avenue L, Haines City, Florida 33844  
Parcel ID No.: 27-27-21-752500-001010  
Lot 1, Block A, of J.R. WADSWORTH'S SUBDIVISION, according to the map of plat thereof as recorded in Plat Book 8, Page 49, Public Records of Polk County, Florida.  
Patricia Hayes  
Unknown Spouse of Patricia

Hayes  
Gloria Lumpkin  
Unknown Spouse of Gloria Lumpkin  
Jacob Hayes  
Unknown Spouse of Jacob Hayes  
The Estate of Leo Hayes  
The Estate of Ethel May Hayes  
Any Unknown Heirs  
has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Esq., attorney for Plaintiff, located at 10150 Highland Manor Dr, Suite 200, Tampa FL 33610, and file the original with the clerk of this court either before service on the Petitioner or immediately thereafter on 4-13-23, otherwise a default will be entered against you for the relief demanded in the complaint or petition.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATED on March 7, 2023.  
Stacy M. Butterfield, C.P.A.  
As Clerk of the Court  
(SEAL) By: April Cummins  
As Deputy Clerk  
Cheyenne Whitfield, Esq.,  
Attorney for Plaintiff  
10150 Highland Manor Dr, Suite 200,  
Tampa FL 33610  
Mar. 17, 24, 31, Apr. 7 2023  
23-00372K

## SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO. 532022CA000049000000  
MIDFIRST BANK  
Plaintiff, v. GAYOUL DERILUS; UNKNOWN SPOUSE OF GAYOUL DERILUS; ERMIONEDA DERILUS; UNKNOWN SPOUSE OF ERMIONEDA DERILUS; ARIEL DERILUS; UNKNOWN SPOUSE OF ARIEL DERILUS; FEDELET DERILUS; UNKNOWN SPOUSE OF FEDELET DERILUS; FEDELINA DERILUS; UNKNOWN SPOUSE OF FEDELINA DERILUS; FRANZEN DERILUS; UNKNOWN SPOUSE OF FRANZEN DERILUS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; STONEWOOD CROSSING HOMEOWNERS ASSOCIATION, INC. Defendants.  
Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 20, 2022 and Order Rescheduling Foreclosure Sale entered on March 22, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:  
LOT 114, STONEWOOD CROSSINGS PHASE 1, ACCORDING TO PLAT THEREOF, AS RECORDED IN MAP BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
a/k/a 703 FLAGSTONE STREET, HAINES CITY, FL 33844-6403  
at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on April 26, 2023 beginning at 10:00 AM.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated at St. Petersburg, Florida this 27th. day of March, 2023.  
eXL Legal, PLLC  
Designated Email Address:  
efiling@exlegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
1000007370  
Mar. 31; Apr. 7, 2023 23-00461K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO. 53-2022-CA-002630  
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA A. HARVEY, DECEASED, et al. Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 14, 2023, and entered in 53-2022-CA-002630 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DEBRA A. HARVEY, DECEASED; ROBERT L. DIXON; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURTS FOR POLK COUNTY 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 April 28, 2023, the following described property as set forth

in said Final Judgment, to wit:  
LOT 5, BLOCK A, GOLDEN NORTHGATE UNIT #1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 1629 WRIGHT DR, LAKE LAND, FL 33805  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.  
Dated this 23 day of March, 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: fmail@raslg.com  
By: /s/ Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email: amanda.murphy@raslg.com  
22-026256 - NaC  
Mar. 31; Apr. 7, 2023 23-00442K

## SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: 2023-CA-000506  
MATRIX FINANCIAL SERVICES CORPORATION, PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARLENE UTES DOMINGS A/K/A DARLENE DOMINGS A/K/A DARLENE U. DOMINGS, YVONNE H. SKIDMORE, UNKNOWN SPOUSE OF DARLENE UTES DOMINGS A/K/A DARLENE U. DOMINGS A/K/A DARLENE U. DOMINGS AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY et al, DEFENDANTS.  
TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DARLENE UTES DOMINGS A/K/A DARLENE U. DOMINGS A/K/A DARLENE U. DOMINGS  
Last Known Address: 2740 Canal Dr. N. Lakeland, FL 33801  
Current Residence: UNKNOWN  
TO: UNKNOWN SPOUSE OF DARLENE UTES DOMINGS A/K/A DARLENE DOMINGS A/K/A DARLENE U. DOMINGS  
Last Known Address: 2740 Canal Dr. N. Lakeland, FL 33801  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 22, BLOCK 6, RAWLS

PARK, ACCORDING TO THAT CERTAIN PLAT AS RECORDED IN NAT BOOK 36, PAGE 23, 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, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 2200 W. Commercial Blvd, Suite 103, Ft. Lauderdale, FL 33309 on or before April 27, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in the Business Observer 1970 Main Street Sarasota, FL 34236) 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 March 21 day of 2023  
Stacy M. Butterfield  
As Clerk of the 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  
22FL404-0054-1  
Mar. 31; Apr. 7, 2023 23-00446K

## SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.  
CIVIL DIVISION  
CASE NO. 53 2019 CA 000162  
THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42, Plaintiff, vs. COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN HEIRS OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated February 7, 2023 and an Order on Plaintiff's Motion to Cancel March 24, 2023 Foreclosure Sale dated March 15, 2023 and entered in Case No. 53 2019 CA 000162 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42 is Plaintiff and COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN HEIRS OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN

TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on May 1, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:  
LOT 3, IN BLOCK 3016, OF POINCIANA NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 29 THROUGH 52, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.  
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.  
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 3/23/23.  
By: /s/ Jeffrey M. Seiden, Esq.  
Jeffrey M. Seiden  
Florida Bar No.: 57189  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1496-178381 / AP3  
Mar. 31; Apr. 7, 2023 23-00441K

## PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

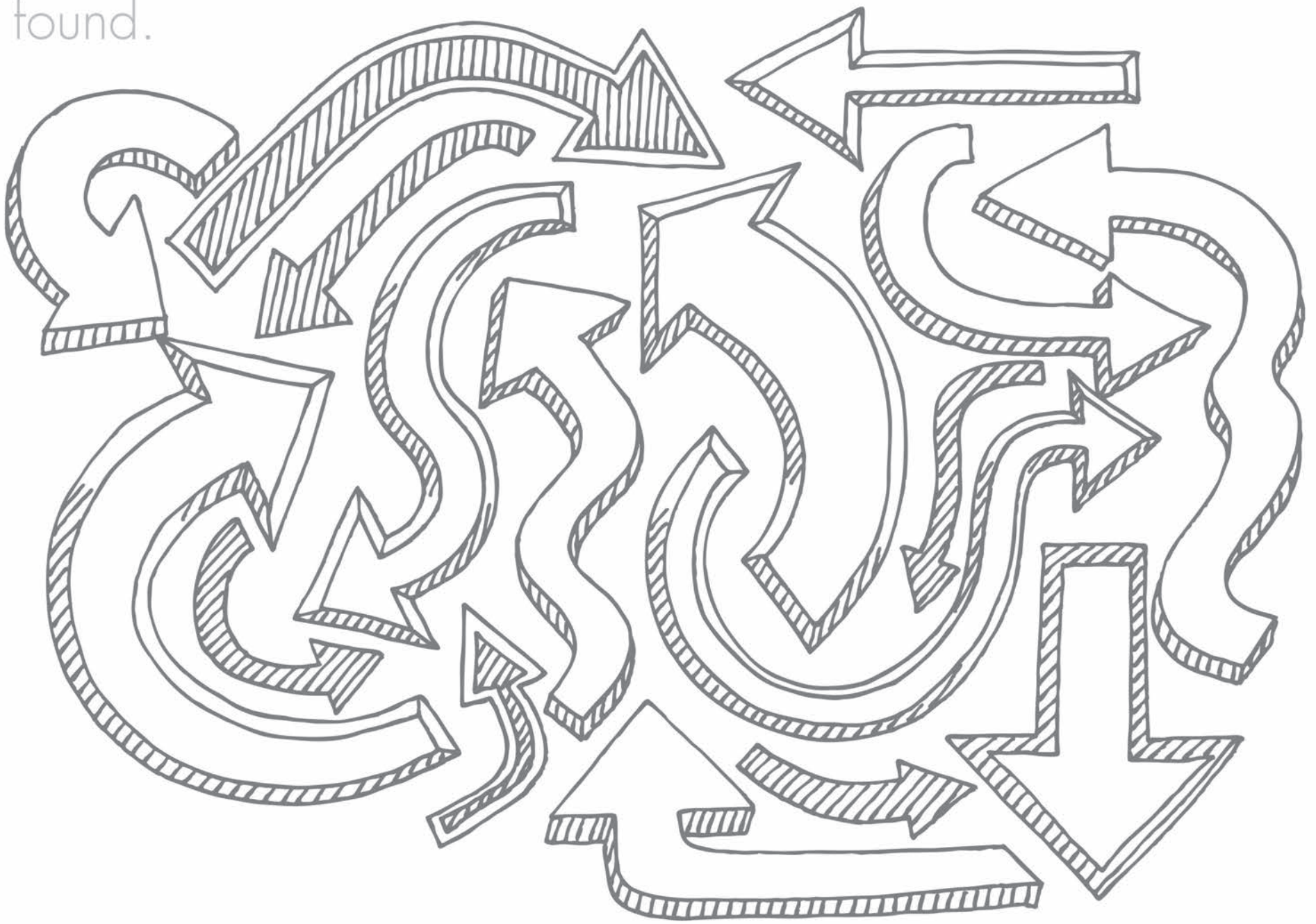
Call 941-906-9386

or email legal@businessobserverfl.com

Business Observer

# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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



**2 OUT OF 3**

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



Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.



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

## PUBLIC NOTICES

## An American Tradition

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

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

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

*(Adapted from the Public Resource Notice Center)*

## Types of Public Notices

There are three standard types:

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

One such example is a public hearing notice.

- **Business and commerce notices**

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

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

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

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

## The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

## Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

## WHY NEWSPAPERS?

## Newspapers are the primary source

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

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

## Newspaper tradition

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

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

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

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

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

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

## Newspapers: The best medium for public notices

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

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

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

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

## Notices become historical records

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

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

## THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

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

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

## Newspaper notices protect due process

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

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

