Public Notices

MAY 19 - MAY 25, 2023

Business Ibserver

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POLK COUNTY LEGAL NOTICES

FIRST INSERTION Notice to Creditors IN THE CIRCUIT COURT FOR Polk COUNTY FLORIDA PROBATE DIVISION

PAGE 17

File Number: 53-2023-CP-001492-0000-XX IN RE: ESTATE OF Walter Marshall Seale, III Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUB-LICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

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

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO (2) YEARS AFTER THE DECEDENT'S DATE OF DEATH.

The address of the court where this probate is pending is: 225 N. Broadway Avenue, Bartow, FL 33830 The date of death of the decedent is:

February 1, 2023 The date of first publication of this notice is: May 19, 2023 Attorney for Personal Representative /s/ Kimberly W. Kiss Florida Bar Number: 109790 BLOODWORTH FLICK LAW 801 N. Magnolia Ave., Ste. 216 Orlando, FL 32803 Telephone: (407) 777-8541 E-Mail: kiss@bloodworthflicklaw.com Secondary E-Mails: service@bloodworthflicklaw.com kflick@bloodworthflicklaw.com May 19, 26, 2023 23-00700K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0010940000XX

Division: 14 IN RE: ESTATE OF BONNIE LOU EXUM, Deceased.

The administration of the estate of Bonnie Lou Exum, deceased, whose date of death was February 18, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, 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 FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Polk COUNTY FLORIDA PROBATE DIVISION File Number: 532023CP0014040000XX IN RE: ESTATE OF JOHN BORBONE Deceased

The administration of the estate of John Borbone, deceased, whose date of death was December 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 May 19, 2023. Personal Representative:

Linda Borbone 1148 Trappers Trail Loop Davenport, Florida 33896 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 F-Mali: andy@ponnocklaw.com May 19, 26, 2023 23-00701K FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION **PROBATE FILE NO.** 53-2023-CP-001301-0000-XX IN RE: Estate of MARIAN ARLENE KELLY,

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

Deceased. The administration of the estate of Marian Arlene Kelly, deceased, whose date of death was February 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

notice is May 19, 2023. Personal Representative: /s/ Kim Kelly 20 Tater Street Mont Vernon, New Hampshire 03057 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	
May 19, 26, 2023	23-00699K

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.: 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 Cancel and Reschedule Foreclosure Sale dated RECORDS OF POLK COUNTY,

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

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Re-lay Service), as much in advance of your court appearance or visit to the court house as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service Dated this 16th day of May 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 May 19, 26, 2023 23-00717K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001400 Division Probate IN RE: ESTATE OF MARIA E. OSPINA Deceased.

The administration of the Estate of Maria E. Ospina, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

notice is May 19, 2023. Personal Representative: German Ospina 3232 Quail Run Rd. Los Alamitos, CA 90720 Attorney for Personal Representative: Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com Filorida Bar No. 725021 Henderson Sachs, PA 8240 Exchange Drive Ste, C6 Orlando, Florida 32809 Telephone: (407) 850-2500

May 19, 26, 2023

 NOTICE TO CREDITORS
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 FILE NO.: 2023CP0013530000XX
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 IN RE: ESTATE OF
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23-00719K

NICHOLAS ALEXANDER SNELL, Deceased.

The administration of the Estate of Nicholas Alexander Snell, deceased, whose date of death was December 1, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

All creditors of the Decedent and

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Polk COUNTY FLORIDA PROBATE DIVISION File Number: 2023CP0015470000XX IN RE: ESTATE OF SHARON A. GALLAGHER Deceased.

The administration of the estate of Sharon A. Gallagher, deceased, whose date of death was April 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEAT'H IS BARRED. The date of first publication of this

notice is 05/19/2023.

Personal Representative: Denise Gallagher 1638 Big Cypress Blvd Lakeland, Florida 33810 Attorney for Personal Representative: Andrew Ponnock, Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com May 19, 26, 2023 23-00710K

FIRST INSERTION

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-000307 Division 14 Probate IN RE: ESTATE OF CAROL ELAINE BUTLER, Deceased.

The administration of the estate of CAROL ELAINE BUTLER, deceased, whose date of death was June 11, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, 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 LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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: May 19, 2023. **ROBERT D. HINES, ESQUIRE**

Personal Representative 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 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

May 19, 26, 2023 23-00708K

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 19, 2023. Personal Representative: Daniel Snell c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Thread Burley BoyCol

Tampa, Florida 33601 Personal Representative: Jennifer Snell

c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601

Tampa, Florida 33601 Attorney for Personal Representatives: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail:LMuralt@bja-law.com

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

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

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

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

The date of first publication of this notice is May 19, 2023.

Personal Representative: Amy Brookes

2139 Lanier Street Lakeland, Florida 33815 Attorney for Personal Representative: Rodolfo Suarez, Jr., Esq., Attorney Florida Bar Number: 013201 9100 S. Dadeland Blvd., Suite 1620 Miami, FL 33156 Telephone: (305) 448-4244 Fax: (305) 448-4211 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eca@suarezlawyers.com May 19, 26, 2023 23-00709K

the 3rd day of May 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 ASSOCIA-TION INC. FLORIDA HOUSING FI-NANCE CORPORATION UNKNOWN SPOUSE OF ROHN D. GARDIN: and UNKNOWN TENANT IN POSSES-SION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTER-FIELD, 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 7th day of June 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 113, DEVONSHIRE MAN-OR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 122, PAGE 25, OF THE PUBLIC

FIRST INSERTION

Notice is hereby given that Landmark Baptist Church, Inc., desiring to engage in business under the fictitious name of Landmark Baptist Village, located at 2020 E. Hinson Ave., Haines City, FL 33844, intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to Section 865.09 of the Florida Statutes. May 19, 2023 23-00705K

FIRST INSERTION

Notice Is Hereby Given that Poinciana Medical Center, Inc., 6810 Highway 27, Haines City, FL 33844, desiring to engage in business under the fictitious name of HCA Florida Haines City Emergency, with its principal place of business in the State of Florida in the County of Polk, will file an Application for Registration of Fictitious Name with the Florida Department of State. May 19, 2023 23-00685K other persons having claims or de- CLAIM FILED TWO (2) YEARS OR May 19, 26, 2023 23-00691K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 532023CP0013520000XX DIVISON: 14 IN RE: ESTATE OF DANIEL GENE SNELL, Deceased.

The administration of the Estate of Daniel Gene Snell, deceased, whose date of death was December 1, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and addresses of the personal representatives and the personal representatives' 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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 19, 2023. Personal Representative:

Daniel Snell c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Personal Representative: Jennifer Snell c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representatives: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bja-law.com 23-00690K May 19, 26, 2023



BUSINESS OBSERVER

POLK COUNTY

OFFICIAL COURTHOUSE WEBSITES



K Notes

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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

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 53-2022-CA-001769 SPECIALIZED LOAN SERVICING LLC,

Plaintiff, vs. TERESA ALLINE O`HARA, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 27, 2023 in Civil Case No. 53-2022-CA-001769 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and TERESA ALLINE O`HARA, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: LOT 12, BLOCK B, GLENDALE

MANOR FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 44, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceed-ing, 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. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 7182514 21-00322-2 May 19, 26, 2023 23-00697K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SEC-FICTITIOUS TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Andrea Rogers will engage in business under the fictitious name DRELUX, with a physical address 200 FOXTAIL LOOP DAVENPORT, FL 33837, with a mailing address 200 FOXTAIL LOOP DAVENPORT, FL 33837, and already registered the name mentioned above with the Florida Department of State, Division of Corporations May 19, 2023 23-00714K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale,

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-496 **Division Probate** IN RE: ESTATE OF KIM OBREMSKI SHELTON Deceased.

The administration of the estate of Kim Obremski Shelton, deceased, whose date of death was November 18, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal repre-sentative's attorney are set forth below.

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

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

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

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

The date of first publication of this

notice is May 19, 2023. Personal Representative: /s/ Billie Jo Olson **Billie Jo Olson** 7006 Highpoint Circle Sellersburg, Indiana 47172 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com

Secondary E-Mail: tami@stonelawgroupfl.com May 19, 26, 2023 23-00707K

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

> FILE NO: 23-CP-001296 IN RE: ESTATE OF SUSAN LYNN HARRIS

SUSAN LYNN HARRIS, deceased, whose date of death was June 07, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912.

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

NAME OF PERSONAL REPRE-SENTATIVE: SARAH JANE JACK-SON: 240 Padgett Place s. Lake land FL, 33809. RELATIONSHIP: DAUGHTER OF DECEDENT.

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 mus file their claims with this court WITH-IN THE LATER OF 3 MONTHS AF-TER 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 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 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.

PROBATE DIVISION Deceased. The administration of the Estate of

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com



Estate & Courtrelated 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 Simply email your notice to legal@ businessobserverfl.com Business bserver

The date of first publication of this notice is the 19 day of May. 2023.

Personal Representative: SARAH JANE JACKSON

240 Padgett Place s. Lakeland FL, 33809 Attorney for Personal Representative: BRYAN R. DEVOLDER, ESQ. Florida Bar Number: 122751 Devolder Law Firm, PLLC 15310 Amberly Drive Suite 250 #300 Tampa, FL 33647 Telephone: (813) 724-3880 E-Mail: eportalfl@devolderlaw.com Secondary email: paralegal@devolderlaw.com May 15, 2023. May 19, 26, 2023 23-00711K

POLK COUNTY

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR

POLK COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2019CA004397000000

GSMPS MORTGAGE LOAN TRUST

2006-RPI, MORTGAGE PASS-

SERIES 2006-RPL U.S. BANK

NATIONAL ASSOCIATION, AS

CHRISTOPHER D. COLEMAN

dance with Chapter 45, Florida Statutes

AMENDED NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2022 CA 003034

BAYVIEW LOAN SERVICING,

LLC, n/k/a COMMUNITY LOAN

SERVICING, LLC, a Delaware

CONSULTING LLC, a Florida

Notice is hereby given that pursuant to the Summary Final Judgment of

Foreclosure entered in this cause, in

the Circuit Court of the Tenth Judicial

Circuit in and for Polk County, Florida,

wherein, BAYVIEW LOAN SERVIC-

ING, LLC, n/k/a COMMUNITY LOAN

SERVICING, LLC, Plaintiff; CHRIS-

TIAN ST. JOHN CONSULTING LLC,

CHRISTIAN ST. JOHN, UNKNOWN

SPOUSE OF CHRISTIAN ST. JOHN,

CITY OF MULBERRY, FLORIDA, JOHN DOE I and JANE DOE I, as

Unknown Tenants; JOHN DOE II and

JANE DOE II, as Unknown Tenants;

Unknown Tenants; and any unknown

heirs, devisees, grantees, creditors,

and other unknown persons, unknown entities, unknown parties or unknown

spouses claiming by, through or under

any of the above-named Defendants are

Defendants. The Clerk of Court will sell

to the highest bidder for cash at 10:00

a.m. (Eastern/Standard Time) on the

16th day of June, 2023, online at www.

polk.realforeclose.com on the following

described property as set forth in the

COMMENCE AT A POINT IN

THE SOUTH RIGHT-OF-WAY

LINE OF FLORIDA STATE

HIGHWAY 79, NOW STATE ROAD 60 AT ITS INTERSEC-

TION WITH THE NORTH

RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE

RAILROAD, SAID POINT BE-

Summary Final Judgment, to wit:

JOHN DOE III and JANE DOE III, as

limited liability company,

Plaintiff, v. CHRISTIAN ST. JOHN

limited liability company,

Individual; et al.,

Defendants.

CHRISTIAN ST. JOHN, an

THROUGH CERTIFICATES,

TRUSTEE,

Plaintiff, vs.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2021-CA-002310

PENTAGON FEDERAL CREDIT UNION. Plaintiff, vs

EDITH DAVIS A/K/A EDITH ELI DAVIS A/K/A EDITH ELI SOM-MERS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 08, 2023 in Civil Case No. 53-2021-CA-002310 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PEN-TAGON FEDERAL CREDIT UNION is Plaintiff and Edith Davis a/k/a Edith Eli Davis a/k/a Edith Eli Sommers, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 8th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

The South 1/2 of the East 1 Acre of South 1/2 of Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 29 South, Range 23 East, Polk County, Florida, LESS road right of way, and LESS begin at the East line of the Southwest 1/4 of the Southwest 1/4 of said

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

DIVISION CASE NO. 2023CA000035000000 NATIONSTAR MORTGAGE LLC. Plaintiff, vs.

JOANNE M. MOORE, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 28, 2023, and entered in 2023CA000035000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and JOANNE M. MOORE 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 June 12, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 11, GLENRIDGE PHASE

ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 84, PAGE 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 7950 GLEN-

RIDGE LOOP W, LAKELAND, FL 33809

Any person claiming an interest in the

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

532022CA003121000000 WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS.

GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GUERRY WARDELL A/K/A GUERRY D. WARDELL A/K/A GUERRY VAN BUREN DOBBIN

run thence East 132.65 feet; run thence South 71.50 feet to the Point of Beginning, and LESS road right of way on the North and East sides thereof. 23-29-33-Parcel Number: 000000-044080 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Section 33 at a point 94.72 feet

North of the Southeast corner

thereof; run thence West 132.65;

run thence North 71.50 feet;

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. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 21-03927FL May 19, 26, 2023 23-00684K

FIRST INSERTION

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

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

Dated this 12 day of May, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-069034 - EuE May 19, 26, 2023 23-00698K

FIRST INSERTION

a/k/a 1616 HOLLINGSWORTH CREEK, LAKELAND, FL 33803-2354

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on June 15, 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.

person with a disability If you are

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY CASE NO. 2023CA000866000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.,

Plaintiff, vs. ERIN NICOLE PENA A/K/A ERIN PENA MACON A/K/A ERIN MACON, et al. Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UN-DER AND AGAINST LAUCHLAN P GIBBONS PENA A/K/A LAUCHLAN G. PENA A/K/A PEGEEN GIBBONS PENA WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOTS 39 AND 40 OF LAKE BUCKEYE ESTATES, AN AD-DITION TO THE CITY OF WINTER HAVEN, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 18, PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LESS AND EXCEPT THAT PART THEREOF EMBRACED WITHIN AND INCLUDED IN THE FOLLOWING DE-SCRIPTION: BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF LOT 36 OF SAID LAKE BUCKEYE ES-TATES, 32.00 FEET SOUTH-ERLY FROM THE NORTH-EAST CORNER OF SAID LOT 36; THENCE RUN NORTH-ERLY 167.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF HILLCREST DRIVE AS SHOWN ON SAID PLAT; THENCE RUN WESTERLY TO THE POINT WHERE A NORTHERLY EXTENSION OF THE WEST BOUNDARY LINE OF LOTS 37, 38, AND 39 OF SAID LAKE BUCKEYE ESTATES INTERSECTS WITH

FIRST INSERTION

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

DIVISION CASE NO. 2021CA003193000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JEAN DOLES, DECEASED, et. al.

Defendant(s), TO: TANYA DOLES A/K/A TANYA ELAINE DOLES, whose residence is unknown and all

parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 104 OF SWAN LAKE ES-TATES UNIT NUMBER SIX. AS SHOWN BY MAP OR PLAT THEREOF RECORDED, IN PLAT BOOK 83, PAGE 35 OF THE PUBLIC RECORDS OF AN EASTERLY EXTENSION OF THE SOUTH BOUNDARY LINE OF LOTS 41, 42 AND 43 OF SAID LAKE BUCKEYE ESTATES; THENCE RUN SOUTHERLY TO A POINT IN THE WEST BOUNDARY LINE OF SAID LOT 36 OF LAKE BUCKEYE ESTATES 17 1/4 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 36; THENCE RUN EASTERLY TO THE POINT OF BEGINNING PARCEL NUMBER:

26-28-22-585500-000390

has been filed against you and you are required to serve a copy of you writ-ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose ad-dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before June 19, 2023, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) 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 demand in the complaint.

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, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

By /s/ Asuncion Nieves As Deputy Clerk

May 19, 26, 2023 23-00716K

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.

this Court at County, Florida, this day of 05/16/2023.

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Lori Armijo

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

ING APPROXIMATELY 420 FEET WEST AND 40 FEET SOUTH OF THE SOUTH-

FIRST INSERTION

on the 9th day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 24, Kings Pond Phase One, according to that certain plat as recorded in Plat Book 87, Pages 44 and 45, Public Records of

Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than

the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabil-ity 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. /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 0146803 6950165 20-01056-2 May 19, 26, 2023 23-00689K

FIRST INSERTION

RAILROAD; CONTINUE THENCE SOUTH 89 DE-GREES 58 MINUTES 19 SEC-ONDS WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 146.47 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST, 179.64 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FLORIDA STATE HIGH-WAY 79, NOW STATE ROAD 60; THENCE IN AN EAST-ERLY DIRECTION WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE SAID FLORIDA STATE HIGHWAY 79. NOW STATE ROAD 60. A DISTANCE OF 151.64 FEET TO THE RIGHT-OF-WAY OF AN EXISTING DITCH; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, 164.45 FEET TO THE POINT OF BEGIN-NING, ALL LYING IN POLK

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

If you are a person with a disability who needs 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 (voice), (863) 534-7777 (TDD) or (800) 955-8770, at least 7 days before your scheduled court ap-pearance, 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. 711.

DATED: May 9, 2023 KOPELOWITZ OSTROW

A/K/A C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 5, 2021 in Civil Case No. 2019CA004397000000 of the Circuit Court of the TENTH Ju-

dicial Circuit in and for Polk County, Bartow, Florida, wherein GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE is Plaintiff and CHRISTOPHER D. COLEMAN A/K/A If you are a person with a disability who needs any accommodation in order C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accor-

WITNESS my hand and seal of this Court this day of May 12, 2023. Clerk of the Court

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com 7172823 22-00876-1

Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before June 22, 2023 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

WITNESS my hand and the seal of

DEPUTY CLERK

PRIMARY EMAIL: flmail@raslg.com

WARDELL, DECEASED; **UNKNOWN TENANT 1: UNKNOWN TENANT 2; JOHN** JOSEPH WARDELL; DANIELLE NADINE BECKER F/K/A DANIELLE WARDELL; JASON WARDELL; CITY OF LAKELAND, FLORIDA: CLERK OF THE CIRCUIT COURT & COMPTROLLER, POLK COUNTY, FLORIDA: STATE OF FLORIDA DEPARTMENT OF REVENUE Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on May 11, 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(S) 8, OF HOLLING-SWORTH CREEK AS RE-CORDED IN PLAT BOOK 71, PAGE 50, ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 16th. day of May, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000008049 May 19, 26, 2023 23-00718K

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 busi-ness under the fictitious name of Elite Brothers Auto & Tires located at 2912 Lake Alfred Rd, in the County of Polk, in the City of Winter Haven, Florida

33991 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 12th day of May, 2023. Unique Elite Brothers LLC May 19, 2023 23-00706K

POLK COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 21-012210 May 19, 26, 2023 23-00715K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, May 31, 2023, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811. The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by

calling (407) 723-5900. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

May 19, 2023



WEST CORNER OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 24 EAST; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD SOUTH 89 DEGREES 58 MIN-UTES 19 SECONDS WEST 1213.00 FEET TO THE POINT OF BEGINNING, BEING A POINT IN SAID NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE

FERGUSON WEISELBERG GILBERT Counsel for Plaintiff One West Las Olas Boulevard, Suite 500 Ft. Lauderdale, Florida 33301 Telephone No.: (954) 525-4100 Facsimile No.: (954) 525-4300 By:/s/ Jason Todd Corsover JASON TODD CORSOVER, ESQ. Fla. Bar No.: 189472 corsover@kolawyers.com 23-00687K May 19, 26, 2023



POLK COUNTY

defenses, if any, to it on ALDRIDGE

PITE, LLP, Plaintiff's attorney, at 5300

West Atlantic Avenue Suite 303 Delray

Beach, FL 33484, on or before June

15, 2023, 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 de-

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

gress Avenue, Suite 100, Boca Raton,

lication of this Notice) and file the origi-

nal with the clerk of this court either

before service on Plaintiff's attorney

or immediately thereafter; otherwise a

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice impaired, call 711.

this Court at County, Florida, this 9 day

Robertson, Anschutz, Schneid, Crane &

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

PUBLISHED ONCE A WEEK FOR

TWO (2) CONSECUTIVE WEEKS.

6409 Congress Ave., Suite 100

THIS NOTICE SHALL BE

WITNESS my hand and the seal of

CLERK OF THE CIRCUIT COURT

Stacy M. Butterfield (SEAL) BY: /s/Asuncion Nieves

DEPUTY CLERK

23-00696K

Stacy M. Butterfield

As Deputy Clerk

23-00694K

As Clerk of the Court

(SEAL) By: /s/ Asuncion Nieves

impaired, call 711.

Dated on May 9, 2023.

ALDRIDGE | PITE, LLP,

5300 West Atlantic Avenue

Delray Beach, FL 33484

1133-2914B Ref# 4051

May 19, 26, 2023

petition filed herein.

of May, 2023.

Partners, PLLC

22-025058

May 19, 26, 2023

Plaintiff's attorney,

Suite 303

If you are a person with a disability

manded in the complaint or petition.

MAY 19 - MAY 25. 2023

has been filed against you and you are

required to serve a copy of your writ-ten defenses, if any, to it on counsel

for Plaintiff, whose address is 6409

Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before June 7, 2023

(30 days from Date of First Publication

of this Notice) and file the original with

the clerk of this court either before ser-

vice on Plaintiff's attorney or immedi-

ately thereafter; otherwise a default

will be entered against you for the relief

demanded in the complaint or petition

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

this Court at County, Florida, this day of

WITNESS my hand and the seal of

CLERK OF THE CIRCUIT COURT

ROBERTSON, ANSCHUTZ, AND

PRIMARY EMAIL: flmail@raslg.com

TWO (2) CONSECUTIVE WEEKS.

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

PINKBRAIDTRAPLLC : Located at

941 Eagle Rock Ter : Polk County in the

City of Winter Haven : Florida, 33880-

5884 intends to register the said name

with the Division of Corporations of the

Florida Department of State, Tallahas-

Dated at Winter Haven Florida, this

ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR

STACY M. BUTTERFIELD

53-2022CA-002130-000

DEPUTY CLERK

23-00693K

23-00686K

(SEAL) BY: /s/ Lori Armijo 5/1/2023 3:07:01 PM

If you are a person with a disability

FLORIDA

filed herein.

impaired, call 711.

05/01/2023

SCHNEID, PL

22-030071

see, Florida.

May 19, 2023

May day of 11, 2023

HARRIS TANESHA INEZ

May 19, 26, 2023

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA-000443-0000-00 VILLAGE CAPITAL & INVESTMENT LLC.

Plaintiff, vs. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRED C. STONE, SR. A/K/A FREDERICK CHARLES STONE N/K/A FREDERICK CHARLES STONE, et al.,

Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF FRED C. STONE, SR. A/K/A FREDERICK CHARLES STONE Last Known Address: 658 BEAR CT, POINCIANA, FL 34759 Current Residence Unknown

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

LOT 4, BLOCK 136, POIN-CIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTICE OF ACTION IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA-000490-0000-00 CARDINAL FINANCIAL

COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX: THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LOUIS E. FAUTEUX, DECEASED; THE UNKNOWN SPOUSE OF RANDY FAUTEUX; GENERAL CITRUS, INC. ; TYER'S ROOFING & SON, INC.THE UNKNOWN TENANT IN POSSESSION,

Defendant(s). TO: THE UNKNOWN HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LOUIS E. FAUTEUX, DECEASED

LAST KNOWN ADDRESS: UN-KNOWN

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

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RE-CORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISIO

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before June 9, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 3rd day of May, 2023. STACY M. BUTTERFIELD, CPA

As Clerk of the Court (SEAL) By /s/ Asuncion Nieves As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff. P.O. BOX 771270,

CORAL SPRINGS, FL 33077 23-00078 May 19, 26, 2023 23-00688K

FIRST INSERTION

IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 4243 Coyote Trail, Polk City, FL 33868 You are required to file a written re-

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

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

Default Date: June 9, 2023 DATED this the 3rd day of May, 2023.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY:/s/ Asuncion Nieves Deputy Clerk Plaintiff Atty: Padgett Law Group

6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 22-009177-1 May 19, 26, 2023 23-00692K

FIRST INSERTION

FL 32801 and file the original with the Clerk of the above- styled Court on or before 6/12/2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are with a

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA000189000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-OA11, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA11,

Plaintiff, VS. ABENA ESTHER SERWAH; et al.,

Defendant(s). TO: Abena Esther Serwah

Last Known Residence: 1336 Pine Ridge Drive Davenport, FL 33896 TO: Unknown Spouse of Abena Esther Serwah

Last Known Residence: 1336 Pine Ridge Drive Davenport, FL 33896

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County. Florida: LOT 159, WINDWOOD BAY

PHASE TWO, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 121, PAGES 9 AND 10, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are

required to serve a copy of your written

FIRST INSERTION

NOTICE OF ACTION Florida 33487 on or before June 15, 2023 /(30 days from Date of First Pub-CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION default will be entered against you for the relief demanded in the complaint or DIVISION CASE NO. 53-2022-CA-001358

CALIBER HOME LOANS, INC., Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NOEL SILVA, DECEASED, et. al.

Defendant(s), TO: GREGORIA SILVA, and CHRIS-TIAN A. SILVA, and MICHELLE A. SILVA, whose residence is unknown and all

parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein

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

LOT 44, OAKVIEW, A SUBDI-VISION, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 85, PAGE(S) 12 AND 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2022CA002886000000 MIDFIRST BANK, Plaintiff. vs. FLINT EDWARDS, **Defendants.** To: MELISSA DESIR ,

225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before June 12, 2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 5th day of May, 2023.

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

GENERAL JURISDICTION DIVISION

ASSOCIATION,

Plaintiff, vs. WHO MAY CLAIM AN INTEREST DECEASED, et. al.

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF JOHN BOYD, DECEASED,

they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that

PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF POLK COUNTY,

Notice is hereby given that on 06/02/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 SKYL mobile home bearing the vehicle identification number 01612122G and all personal items located inside the mobile home. Last Tenant: Diane Louise Chester, Clayton John Chester and Dustin Scot Chester. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Drive, Lakeland, Florida Shores 33801. (863) 397-7699.

SUBSEQUENT INSERTIONS

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION IN RE: ESTATE OF WALTER MIZELL

WALTER NATHANIEL MIZELL IV

The administration of the estate of WALTER MIZELL, deceased, whose date of death was April 1, 2023, 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 attor-

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, 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 FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 12, 2023. **Caitlin Rounds** 4887 Palm View Drive W. Mulberry, FL 33860 Ruby C. Wake Attorney for Personal Representative Florida Bar Number: 0122265 4812 Rambling River Road Brandon, FL 33511

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

Case No. 2023CP0010180000XX **Division: Probate** IN RE: ESTATE OF FÉLIX ANDRÉ MERCADO CÁEZ

Deceased. The administration of the Estate of Félix André Mercado Cáez, deceased,

whose date of death was December 12, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this Notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

POLK COUNTY, FLORIDA

CASE NO. 2022CA00213000000 U.S. BANK NATIONAL

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E BOYD,

Defendant(s),

whose residence is unknown if he/she/

an action to foreclose a mortgage on the

following property: LOT 5, BLOCK 29, AUBURN-DALE HEIGHTS, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN

FIRST INSERTION

NOTICE OF PUBLIC SALE

May 19, 26, 2023 23-00712K

SECOND INSERTION

File No.: 532023CP0013980000XX

aka Deceased.

ney are set forth below.

Telephone: (813) 252-8667

May 12, 19, 2023

E-Mail: rwake@wakelawllc.com

23-00666K

CASE NO. 2022CA002886000000 MIDFIRST BANK Plaintiff, vs. FLINT EDWARDS, Defendants.

To: MELISSA DESIR . 78 BILTMORE AVE ELMONT, NY 11003 UNKNOWN SPOUSE OF MELISSA DESIR 78 BILTMORE AVE ELMONT, NY 11003

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 6 IN BLOCK 464, OF POINCIANA NEIGHBOR-HOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Curtis Wilson,

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, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said

Court on the 5 day of May, 2023. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: /s/ Asuncion Nieves Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St., Suite 155 Orlando, FL 32801 Phone: (407) 674-1850

Fax: (321)248-0420 7174455 22-01368-4 May 19, 26, 2023 23-00695K

FIRST INSERTION

Notice is hereby given that SARAH T POPOCA, OWNER, desiring to engage in business under the fictitious name of POSH PETALS located at 2890 E CENTRAL AVE, BARTOW, FLORIDA 33830 intends to register the said name

McCalla Raymer Leibert Pierce, LLC,

225 E. Robinson St. Suite 155, Orlando,

in POLK county with	h the Division of	
Corporations, Florida	a Department of	
State, pursuant to section 865.09 of the		
Florida Statutes.		
May 19, 2023	23-00704K	

UNKNOWN SPOUSE OF MELISSA DESIR

78 BILTMORE AVE **ELMONT. NY 11003**

78 BILTMORE AVE

ELMONT, NY 11003

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 6 IN BLOCK 464, OF POINCIANA NEIGHBOR-HOOD 2 WEST, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Curtis Wilson, McCalla Raymer Leibert Pierce, LLC,

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that Proud Lion Holdings LLC, desiring to engage in business under the fictitious name of The Proud Lion Center located at 19 6th Street Haines City, FL intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursu-ant to section 865.09 of the Florida Statutes. May 19, 2023 23-00702K

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

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St., Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321)248-0420 22-01368-4 7174455

May 19, 26, 2023 23-00683K

FIRST INSERTION

Notice is hereby given that VERONICA MENDEZ, OWNER, desiring to engage in business under the fictitious name of VERONICA'S PREMIER HOME SERVICES located at 3601 VICTORIA MANOR DR., H-205, LAKELAND, FLORIDA 33805 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. 23-00703K May 19, 2023

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 12, 2023.

Personal Representative: Carolyn Caez Figueroa

Urb Rio Grande Estates Calle 31 FF58 Rio Grande, Florida 00745-5058 Attorney for Personal Representative: Daniel Medina, B.C.S. Florida Bar No. 0027553 MEDINA LAW GROUP, P.A. 402 South Kentucky Avenue, Suite 660 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com 23-00667K May 12, 19, 2023

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001133 Division Probate IN RE: ESTATE OF BERNICE L. LAWRENCE,

Deceased. The administration of the estate of Bernice L. Lawrence, deceased, whose date of death was February 10, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court Probate Department 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 May 12, 2023.

Personal Representative:

Jason Kral

250 Mirror Lake Drive North St. Petersburg, FL 33701 Attorney for Personal Representative: Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.com julia@mattweidnerlaw.com Florida Bar No. 0185957 Weidner Law 250 Mirror Lake Drive North St. Petersburg, FL 33701 Telephone: 727-954-9752 May 12, 19, 2023 23-00660K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-001561-0000-XX Division: Probate IN RE: ESTATE OF BRENTON M. MAY,

Deceased The administration of the Estate of Brenton M. May, deceased, whose date of death was February 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2022CP0039230000XX IN RE: ESTATE OF ANNETTE DESSOURCES, Deceased.

The administration of the estate of ANNETTE DESSOURCES, Deceased, whose date of death was September 23, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 May 12, 2023. TIWANDA TURNER,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com May 12, 19, 2023 23-00661K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0012870000XX IN RE: ESTATE OF PORFIRIS PORFIRIADIS, II,

Deceased. The administration of the estate of PORFIRIS PORFIRIADIS, II, deceased, whose date of death was January 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer #CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

POLK COUNTY

SECOND INSERTION

NOTICE TO CREDITORS IN IN AND FOR THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA File No. 2023CP000617

File No. 2023CP000617 Probate Division IN RE: ESTATE OF TOMMY S. BURNETT, Deceased

The administration of the estate of Tommy S. Burnett, deceased, whose date of death is December 6, 2022, is pending in the Tenth Circuit Court for Polk County, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830.

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

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with the court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THES 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-

SECOND INSERTION

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

FLORIDA CASE NO.: 2022-CA-000033 PENNYMAC LOAN SERVICES,

LLC, Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ANGEL L. GUADALUPE FONSECA, et al.,

Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on May 30, 2023, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 40, Randa Ridge Phase 1, a subdivision according to the plat thereof recorded in Plat Book 125, Pages 26 through 29, inclusive, of the Public Records of Polk County, Florida. Property Address: 1049 Ronlin St, Haines City, FL 33844 pursuant to the Final Judgment of Foreclosure entered in a case pending

Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-001249-0000-XX Division 14 IN RE: ESTATE OF JEFFREY TRAVIS WELLS

Deceased.

The administration of the estate of Jeffrey Travis Wells, deceased, whose date of death was February 18, 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 act forth below.

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

mands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice May 12, 2023.

Petitioner: Tina Burnett 4525 Windee Ave

Lakeland FL 33811 /s/Cory L. Chandler CORY L. CHANDLER, ESQ. Florida Bar No. 621552 Spector Gadon Rosen Vinci LLP 360 Central Avenue, Suite 1550 St. Petersburg, Florida 33701 727-896-4600 727-896-4604 (Facsimile) Primary: cchandler@sgrvlaw.com Second: dbenedek@sgrvlaw.com Tertiary: pleadings@sgrvlaw.com May 12, 19, 2023 23-00649K

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534–4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 5th day of May,

2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147

Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff May 12, 19, 2023 23-00658K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-001389-0000-XX Division 14 IN RE: ESTATE OF

JACK PETTUS JAMES JR. Deceased.

The administration of the estate of Jack Pettus James Jr., deceased, whose date of death was March 6, 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.

ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

SECOND INSERTION

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

CASE NO.: 53-2022-CA-001013 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BANC OF AMERICA FUNDING 2008-FT1 TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2008-FT1, Plaintif, vs.

DEREK V PYLE AKA DEREK PYLE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated April 13, 2023, and entered in Case No. 53-2022-CA-001013 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, as Trustee for Banc of America Funding 2008-FT1 Trust, Mortgage Pass-Through Certificates, Series 2008-FT1 , is the Plaintiff and Derek V. Pyle a/k/a Derek Pyle, Yolanda Pyle, Mortgage Electronic Registration Systems, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose. com, Polk County, Florida at 10:00am EST on the May 30, 2023 the following described property as set forth in said Final Judgment of Fore-

closure: LOTS 5 AND 6, BLOCK 33, CROOKED LAKE SUBDIVI-SION, AS PER PLAT BOOK 3, PAGES 28 AND 29, PUBLIC RECORDS OF POLK COUNTY,

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

TRUSTEE OF THE RESIDENTIAL

CREDIT OPPORTUNITIES TRUST

Defendants. NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclo-

sure 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 WILM-

INGTON SAVINGS FUND SOCI-

ETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT

OPPORTUNITIES TRUST VII-A is

Plaintiff and AMOS AKINOLA; et

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 June

7, 2023 on the following described

property as set forth in said Final

LOT 99 RANDA RIDGE PHASE

I, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RE-CORDED IN DEED BOOK

125, PAGES 26 THROUGH 29,

al., are Defendant(s).

Judgment, to wit:

SOCIETY, FSB, AS OWNER

AMOS AKINOLA; et al.,

VIIA,

Plaintiff, vs.

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

Case No. 2008CA-006258-0000-00 THE BANK OF NEW YORK AS FLORIDA, TOGETHER WITH THAT PORTION OF THE STREET RIGHT-OF-WAY VA-CATED AND ABANDONED BY A RESOLUTION CLOSING ROAD DATED FEBRUARY 27, 1979, AND RECORDED IN OF-FICIAL RECORD BOOK 1365, PAGE 622, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. A/K/A 1350 WARD LOOP RD

BABSON PARK FL 33827 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this 05 day of May, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar # 16141 CT - 22-000328 May 12, 19, 2023 23-00663K

SECOND INSERTION

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 9th day of May, 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 May 12, 19, 2023 23-00677K

SECOND INSERTION

THE WEST 110 FEET OF THE NORTH 2 FEET OF LOT 34 OF C.W. ROCKNER'S ADDITION TO FORT MEADE, ACCORD-ING TO THE PLAT THEREOF RECORDED IN DEED BOOK P, PAGE 354, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THE NORTH 1/2 OF LOT 16 AND THE SOUTH 90 FEET OF LOTS 17 AND 18 IN RUCK G. OF WILDWOOD

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 12, 2023.

Personal Representative: Randy D. Harrison 5230 Lunn Road Lakeland, Florida 33811 Attorney for Personal Representative: Carol J. Wallace Attorney for Petitioner Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail: abaustert@mclements.com May 12, 19, 2023 23-00682K VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME 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 MAY 12, 2023. Personal Representative: LINDA K. PRATO

c/o Klingbeil & Roberts, PA

341 Venice Avenue West Venice, Florida 34285 Attorney for Personal Representative: Gregory C. Roberts Florida Bar Number: 0438782 Klingbeil & Roberts, PA 341 Venice Avenue West Venice, Florida 34285 Telephone: (941) 485-2900 Fax: (941) 486-8565 E-Mail: greg@k-rlaw.com Secondary E-Mail: deanna@k-rlaw.com P:\PorfiriadisP\CreditorNOTPP.doc May 12, 19, 2023 23-00678K ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 12, 2023.

Personal Representative: Sherry T. Wells

964 15th Street NE Winter Haven, Florida 33881 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 May 12, 19, 2023 23-00650K OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is May 12, 2023.

Personal Representative: Betty T. James 2101 Dynamite Road Bartow, Florida 33830 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

 May 12, 19, 2023
 23-00681K

THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CERTIFICATES, SERIES 2007-9, Plaintiff, vs. Leland Charles Piester, et al.,

Leland Charles Piester, et al., Defendants. NOTICE IS HEREBY GIVEN pur-

suant to the Final Judgment and/ or Order Rescheduling Foreclosure Sale, entered in Case No. 2008CA-006258-0000-00 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein THE BANK OF NEW YORK AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS CWABS, INC. ASSET BACKED CER-TIFICATES, SERIES 2007-9 is the Plaintiff and Leland Charles Piester; THE UNKNOWN SPOUSE OF LE-LAND C. PIESTER; Derenda M Piester; Tenant #1; Tenant #2; Tenant #3; and Tenant #4 the name being fictitious to account for parties in possession are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 7th day of June, 2023, the following described property as set forth in said Final Judgment, to wit:

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

PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 16 PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 9th day of May, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File \pm 16-F00281 May 12, 19, 2023 23-00679K



PLAN

BUSINESS OBSERVER

POLK COUNTY

SECOND INSERTION

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.

who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

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

than 7 days; if you are hearing or voice

DATED this 5th day of May, 2023.

100 WEST CYPRESS CREEK ROAD

FORT LAUDERDALE, FL 33309

Email 1: Jacob.Elberg@gmlaw.com

Email 2: gmforeclosure@gmlaw.com

23-00659K

GREENSPOON MARDER LLP

TRADE CENTRE SOUTH.

Telephone: (954) 343 6273

Facsimile: (954) 343 6982

Bv: /S/ Jacob C. Elberg

Florida Bar No. 1032316

36615.0377 / JDeleon-Colonna

Jacob C. Elberg, Esq.

May 12, 19, 2023

Hearing Line: (888) 491-1120

impaired, call 711.

SUITE 700

If you are a person with a disability

MAY 19 - MAY 25, 2023

date of payment, on or before the 30th

day after the date of this notice. If pay-

ment 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 Or-

ange Lake Country Club, Inc., at 866-

herein or take other appropriate ac-

tion regarding this matter will result in

the loss of ownership of the timeshare

through the trustee foreclosure proce-dure 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 foreclo-

sure 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 pro-

ceeds from the sale of your timeshare

interest are sufficient to offset the

If you are a person with a disability

amounts secured by the lien.

Failure to cure the default set forth

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA-003849-0000-00 BRADFORD EMMER, TRUSTEE, EQUITYMAX INC., PENSION

Plaintiff(s) VS. DORA AMENEIRO MARTINEZ A/K/A DORA MARTINEZ, ERNESTO MARTINEZ, AND THE UNKNOWN TENANT Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on MARCH 24, 2023 in the aboveentitled 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 320, WILLIAM'S PRE-SERVE PHASE II-C, ACCORD-ING 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO .: 53-2022-CA-002747 U.S. BANK NATIONAL ASSOCIATION. Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, STEPHANIE RUIZ, DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DE-

VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, STEPHANIE RUIZ, DECEASED Last Known Address: Unknown

Current Address: Unknown YOU ARE NOTIFIED that an action

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

LOT 4, BLOCK 66, POINCIANA CYPRESS POINT - 2, ACCORD-ING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 45 THROUGH 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 711 DIVOT LN POINCI-ANA FL 34759

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2022CC000609000000

Wells Fargo Bank, N.A. Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above

of JUNE, 2023. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 8th day

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 4th day of May, 2023. STACY M. BUTTERFIELD, CPA

Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Lynnette Burke Deputy Clerk 23-00676K

May 12, 19, 2023

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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 on this 5th day of May, 2023. Default Date: June 12, 2023 Stacy Butterfield

Clerk of the Circuit Court (SEAL) By: Asuncion Nieves Deputy Clerk Albertelli Law

P.O. Box 23028 Tampa, FL 33623 NL - 22-007606 23-00671K May 12, 19, 2023

NORTHWEST 1/4 LESS MAIN-

TAINED RIGHT OF WAY AND

LESS THE WEST 450 FEET OF

THE NORTH 291 FEET OF THE

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

CASE No. 2022CA000293000000

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY. Plaintiff, vs. LINDA ANN JESTER, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA000293000000 of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein, MORTGAGE AS-SETS MANAGEMENT, LLC, Plaintiff and LINDA ANN JESTER, et. al., are Defendants. Stacy M. Butterfield, CPA, Clerk of the Circuit Court and Comptroller will sell to the highest bidder for cash at WWW.POLK.REALFORE-CLOSE.COM, at the hour of 10:00 AM, on the 9th day of June, 2023, the following described property: LOT 75, JAN PHYL VILLAGE

UNIT 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED INPLAT BOOK 36, PAGE 28 AND 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA CIVIL ACTION

CASE NO.: 53-2022-CA-002276

U.S. BANK NATIONAL

Plaintiff, vs. THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

DECEASED, et al,

Defendant(s).

DECEASED

FLORIDA.

CREDITORS, TRUSTEES, OR

BY, THROUGH, UNDER, OR

OTHER CLAIMANTS CLAIMING

AGAINST, WILHELMINA HINDS,

To: THE UNKNOWN HEIRS, DE-

VISEES, GRANTEES, ASSIGNEES,

OR OTHER CLAIMANTS CLAIM-

ING BY, THROUGH, UNDER, OR

AGAINST, WILHELMINA HINDS,

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

LOT 9, BLOCK 1000, POIN-CIANA NEIGHBORHOOD

4 VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK

53, PAGE(S) 4 THROUGH 18,

INCLUSIVE, OF THE PUBLIC

RECORDS OF POLK COUNTY,

Last Known Address: Unknown

property in Polk County, Florida:

Current Address: Unknown

LIENORS, CREDITORS, TRUSTEES,

ASSOCIATION,

SECOND INSERTION

POINCIANA FL 34759 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition. This notice shall be published once a

week for two consecutive weeks in the Business Observer. 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 on this 5th day of May, 2023. Default Date June 12, 2023

Stacy Butterfield Clerk of the Circuit Court

(SEAL) By: Asuncion Nieves Deputy Clerk Albertelli Law P.O. Box 23028

Tampa, FL 33623 NL - 22-004092 23-00675K

facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty $(\overline{30})$ days of the first publication of this Notice or by June 12, 2023, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: LOT 66, PHASE 1 SADDLE-

WOOD ESTATES, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 93, PAGE(S) 37 THROUGH 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1998 MO-BILE HOME ID **#FDGA8482** PARCEL IDENTIFICATION NUMBER: 232612-000375-000660

A/K/A 727 SADDLEWOOD BLVD., LAKELAND, FL 33809

SECOND INSERTION

NOTICE OF SALE

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

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable. E14 Wesley Baldwin

J10 Anthony Palazzolo

Units will be listed on www.storageauctions.com Auction ends on May 29,2023@11:00 AM or after May 12, 19, 2023 23-00651K

SECOND INSERTION

714-8679.

NOTICE OF DEFAULT AND **INTENT TO FORECLOSE**

November 21, 2022 Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Intrests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6527706 ---ALBERT DE FRANCE EDNEY A/K/A ALBERT DE FRANCE EDNEY I and TERESA LE-NORA EDNEY, ("Owner(s)"), 123 BLACK LANTERN TRL, SAINT PETERS, MO 63376 and 431 PARKSHIRE PLACE DR, DARDENNE PRAIRIE, MO 63368, Week 13 in Unit No. 0404 Unit Type: AMBASSADOR Fractional Interest 1.923% /

Principal Balance: \$22,610.69 Mtg Doc #2017216776 You have the right to cure the default

by paying the full amount set forth above plus per diem as accrued to the

AMENDED NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022 CA 003034 BAYVIEW LOAN SERVICING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, a Delaware limited liability company, Plaintiff. v. CHRISTIAN ST. JOHN CONSULTING LLC, a Florida limited liability company, CHRISTIAN ST. JOHN, an Individual; et al., Defendants.

Notice is hereby given that pursuant to the Summary Final Judgment of Foreclosure entered in this cause, in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, BAYVIEW LOAN SERVIC-ING, LLC, n/k/a COMMUNITY LOAN SERVICING, LLC, Plaintiff; CHRIS-TIAN ST. JOHN CONSULTING LLC. CHRISTIAN ST. JOHN, UNKNOWN SPOUSE OF CHRISTIAN ST. JOHN, CITY OF MULBERRY, FLORIDA, JOHN DOE I and JANE DOE I, as Unknown Tenants; JOHN DOE II and JANE DOE II, as Unknown Tenants: JOHN DOE III and JANE DOE III, as Unknown Tenants; and any unknown heirs, devisees, grantees, creditors, and other unknown persons, unknown entities, unknown parties or unknown spouses claiming by, through or under any of the above-named Defendants are Defendants. I will sell to the highest bidder for cash at 10:00 a.m. (Eastern/ Standard Time) on the 16th day of June, 2023, online at www.polk.realforeclose. com on the following described property as set forth in the Summary Final Judgment, to wit: COMMENCE AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60 AT ITS INTERSEC-TION WITH THE NORTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BE-ING APPROXIMATELY 420 FEET WEST AND 40 FEET SOUTH OF THE SOUTH-WEST CORNER OF SECTION 6, TOWNSHIP 30 SOUTH, RANGE 24 EAST; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD SOUTH 89 DEGREES 58 MIN-RAILROAD UTES 19 SECONDS WEST 1213.00 FEET TO THE POINT OF BEGINNING. BEING A POINT IN SAID NORTH RIGHT-OF-WAY LINE OF

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 IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407 May 12, 19, 2023 23-00680K

SECOND INSERTION

THE SEABOARD COASTLINE RAILROAD; CONTINUE THENCE SOUTH 89 DE-CONTINUE GREES 58 MINUTES 19 SEC-ONDS WEST ALONG SAID RAILROAD RIGHT-OF-WAY, 146.47 FEET; THENCE NORTH 02 DEGREES 35 MINUTES 51 SECONDS EAST, 179.64 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FLORIDA STATE HIGH-WAY 79, NOW STATE ROAD 60: THENCE IN AN EAST ERLY DIRECTION WITH THE SAID SOUTH RIGHT-OF-WAY LINE OF THE SAID FLORIDA STATE HIGHWAY 79, NOW STATE ROAD 60, A DISTANCE OF 151.64 FEET TO THE RIGHT-OF-WAY OF AN EXISTING DITCH; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, 164.45 FEET TO THE POINT OF BEGIN-NING, ALL LYING IN POLK

COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVI-SION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET Plaintiff, OF THE NORTH 291 FEET OF vs. THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK Defendant(s). 77, PAGE 46-47 AND LESS 132 TO: FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 32803

27 EAST, POLK COUNTY, FLOR-IDA. TOGETHER TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534A78477AV21 AND VIN#: GAFL534B78477AV21. 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 UN-CLAIMED. IF YOU ARE A PERSON WITH A DIS-ABILITY WHO NEEDS ANY ACCOM-MODATION IN ORDER TO PARTIC-IPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CER-TAIN ASSISTANCE. PLEASE CON-TACT THE COURT ADMINISTRA-TION. (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORI-DA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 20-323101 FC01 WNI May 12, 19, 2023 23-00648K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 532023CA000097000000 HOUSE WAY SOLUTIONS, INC.,

727 SADDLEWOOD BLVD. TRUST DATED 05/31/2022, et al., 727 SADDLEWOOD BLVD. TRUST DATED 05/31/2022

Whose last known residence(s) is: 3208 E. Colonial Dr., Orlando, FL 102 Acorn Lane, Houston, MO 65483

614 N 2nd Street, Houston, MO 65483 ANTHONY DUANE LONG, AS TRUSTEE OF THE 727 SADDLE-WOOD BLVD. TRUST DATED 05/31/2022

A/K/A 1711 PILCHARD DR May 12, 19, 2023 SECOND INSERTION

named Defendant(s); Unknown Parties in Possession #2, if living. and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on June 2, 2023, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1:

THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUN-TY, FLORIDA. AND PARCEL 2: THE NORTHWEST 1/4 OF THE Whose last known residence(s) is: 3208 E. Colonial Dr., Orlando, FL 32803

102 Acorn Lane, Houston, MO 65483 614 N 2nd Street, Houston, MO 65483 ANY AND ALL UNKNOWN BEN-EFICIARIES OF THE 727 SADDLE-WOOD BLVD. TRUST DATED 05/31/2022

Whose last known residence(s) is: 3208 E. Colonial Dr., Orlando, FL 32803

102 Acorn Lane, Houston, MO 65483 614 N 2nd Street, Houston, MO 65483 and AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is/are UNKNOWN

YOU ARE HEREBY required to file your answer or written defenses, if any in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160,

If you fail to file your response or an-swer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@ dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice, 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 at Polk County this day of

May 05 2023.

Stacy M. Butterfield Clerk of the Circuit Court By /s/ Asuncion Nieves Deputy Clerk

Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A. PO Box 5162,

Largo, FL 33779 May 12, 19, 2023 23-00674K THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 711. DATED: May 9, 2023 KOPELOWITZ OSTROW FERGUSON WEISELBERG GILBERT

Counsel for Plaintiff One West Las Olas Boulevard, Suite 500 Ft. Lauderdale, Florida 33301 Telephone No.: (954) 525-4100 Facsimile No.: (954) 525-4300

By:/s/ Jason Todd Corsover JASON TODD CORSOVER, ESQ. Fla. Bar No.: 189472 corsover@kolawyers.com 23-00672K May 12, 19, 2023

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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

Why try to fix something that isn't broken?







Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

SP13862

POLK COUNTY

PUBLIC NOTICES An American Tradition

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

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements: • Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.

• Archivable: A public notice is archived in a secure and publicly available format.

• Accessible: A public notice is capable of being accessed by all segments of society.

• Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

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

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 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

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.

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

This notice allows the public to

object to an appointment based on any

which can provide a public alert of

some way. Examples include no-

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.

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

It is difficult to justify, then, moving public notices from newspapers only to publicnotice 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, ac-

cessible, archivable notices. While Internet web

pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with

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

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapublic 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 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.

Business

pers 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 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 decisionmaking 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

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



EC1 Bank

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.