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

JUNE 16 - JUNE 22, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-001783-0000-XX Division 14 IN RE: ESTATE OF ESTELA ENCISO VAZQUEZ $a/k/a \; ESTELA \; ENCISO \; MARTINEZ$ Deceased.

NOTICE TO CREDITORS

The administration of the estate of Estela Enciso Vazquez a/k/a Estela Enciso Martinez, deceased, whose date of death was February 26, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent 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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative: Rogelio M. Vazquez 77 Yale Avenue Frostproof, Florida 33843 Attorney for Personal Representative:

L. Caleb Wilson 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@mundvlaw.com June 16, 23, 2023 23-00824K

FIRST INSERTION

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

CASE NO. 2022CP0035070000XX IN THE MATTER OF THE ESTATE OF GLADYS MIRIAM EDUH,

SECTION: DECEASED

The administration of the estate of GLADY'S MIRIAM EDUH, deceased, whose date of death was on September 04, 2022, The administration of the estate of GLADYS MIRIAM EDUH, deceased, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Probate Department 255 North Broadway Ave. Bartow, FL, 33830. The file number for the estate is 2022CP0035070000XX. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative: John Thomas Attorney for Personal Representative:

Clive M. Ryan, Esq. Florida Bar No. 388955 $13611~\mathrm{S.}$ Dixie Highway, Suite 109-405Palmetto Bay, FL 33157 Telephone:305-833-3079 Email Addresses: Cmryanlaw@gmail.com

June 16, 23, 2023 23-00835K

FIRST INSERTION

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

FLORIDA PROBATE DIVISION CASE NO.: 2022-CP-003502 IN RE: ESTATE OF GERALD MATTHEW LOOS

Deceased. The administration of the Estate of Gerald Matthew Loos, deceased, whose date of death was August 28, 2021, 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 name and address of the Personal Representative and the Personal Representative's attorney are set

forth below.

All creditors of the Decedent and other persons having claims or demands against 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 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 STATUTE 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: June 16, 2023.

MICHAEL LOOS

Personal Representative MARY BETH KELLY, ESQUIRE Florida Bar No.: 84487 The Law Office of Mary Beth Kelly 1515 International Parkway, Suite 1013 Lake Mary, FL 32746 (407) 536-5358

(800) 839-1513 facsimile P: mb@trustmbkellv.com S: tsizemore@trustmbkelly.com S: rpackard@trustmbkelly.com Attorney for Personal Representative June 16, 23, 2023 23-00830K

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0020250000XX IN RE: ESTATE OF KRISHNA JOKHAN Deceased.

TO ALL PERSONS HAVING CLAIMS DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Krishna Jokhan, deceased, File Number 2023CP0020250000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830: that the decedent's date of death was May 12, 2022; that the total value of the estate is exempt homestead real property and that the name and address of those to whom it has been assigned by such order is: ADDRESS NAME

Estate of Zanipha Jokhan 465 Nova Drive, Davenport, Florida 33837 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the

decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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 June 16, 2023.

Person Giving Notice: /s/ Lennon Jokhan Lennon Jokhan

1315 Zureiq Court Clermont, Florida 34714 Attorney for Person Giving Notice: /s/ Regina Rabitaille Regina Rabitaille, Esquire E-mail Addresses: regina.rabitaille@nelsonmullins.com chris.perez@nelsonmullins.com Florida Bar No. 86469 Nelson Mullins Riley & Scarborough LLP 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801 4860-7163-4534 v.1 079256/00001 June 16, 23, 2023 23-00825K

OF 3 MONTHS AFTER THE TIME

FIRST INSERTION

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

File No. 2023-CP-001874-0000 XX **Division Probate** IN RE: ESTATE OF GARY MICHAEL BLESSING A/K/A GARY M. BLESSING Deceased.

The administration of the estate of Gary Michael Blessing a/k/a Gary M. Blessing, deceased, whose date of death was September 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 33831-9000. 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY,

FLORIDA

PROBATE DIVISION

File No. 23CP-1781

Division Probate

IN RE: ESTATE OF

GLENDA M. WILLIAMS JONES

Deceased.

The administration of the estate

of Glenda M. Williams Jones, de-

ceased, whose date of death was January 20, 2022, is pending in

the Circuit Court for Polk County,

Florida, Probate Division, the ad-

dress of which is Post Office Draw-

er 9000, Bartow, Florida 33830.

The names and addresses of the

personal representative and the per-

sonal representative's attorney are

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 SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is June 16, 2023.

Personal Representative: /s/ Paul M. Blessing Paul M. Blessing 617 Bonita Rd.

Winter Springs, Florida 32708 Attorney for Personal Representative: /s/ Randy C. Bryan Randy C. Bryan, Attorney Florida Bar Number: 990957 Law Offices of Hoyt & Bryan, LLC 254 Plaza Drive Oviedo, Florida 32765 Telephone: (407) 977-8080 Fax: (407) 977-8078 $\hbox{E-Mail: randy@hoytbryan.com}$ Secondary E-Mail: patti@hoytbryan.com June 16, 23, 2023 23-00829K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY. FLORIDA PROBATE DIVISION File No. 23CP-1832 **Division Probate** IN RE: ESTATE OF EVELYN G. BOSS Deceased.

The administration of the estate of Evelyn G. Boss, deceased, whose date of death was April 5, 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 oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 June 16, 2023.

Personal Representative: /s/Roger J. Boss Roger J. Boss 7463 S. Marion Street

Centennial, Colorado 80122 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 charlotte@stonelawgroupfl.com

Secondary E-Mail: tami@stonelawgroupfl.com June 16, 23, 2023

FIRST INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION File Number: 2022CP0035070000XX

Division: PROBATE IN RE: ESTATE OF GLADYS MIRIAM EDHU Deceased.

administration of the estate of GLADYS MIRIAM EDUH, deceased, File number for the estate is 2022CP0035070000XX whose date of death was on September 04, 2022 is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is Probate Department 255 North Broadway Ave. Bartow. FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are

ALL INTERESTED PARTIES AND NOTIFIED THAT:

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

All creditors of the decedent and othagainst the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claim with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

PUBLICATION OF THIS NOTICE.

this notice is: June 16, 2023.

Personal Representative: John Thomas

Attorney for Personal Representative: Clive M. Ryan, Esq. Florida Bar No. 388955 13611 S. Dixie Highway, Suite 109-405 Palmetto Bay, FL 33157 Telephone:305-833-3079 Email Addresses:

June 16, 23, 2023

er persons having claims or demands TION OF THIS NOTICE OR THIRTY

2232 Jessica Lane. Kissimmee, Florida 34744, Polk County, Florida

Cmryanlaw@gmail.com 23-00836K

and persons having claims or demands against the decedent's estate must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST

The date of the first publication of

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-

set forth below.

ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate

VICE OF A COPY OF THIS NOTICE

FIRST INSERTION must file their claims with this court WITHIN 3 MONTHS AFTER
THE DATE OF THE FIRST PUB-

LICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is June 16, 2023.

Personal Representative: /s/ Charisse L. Jones Charisse L. Jones 2702 Rochelle Drive Winter Haven, Florida 33881

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 charlotte@stonelawgroupfl.comSecondary E-Mail: tami@stonelawgroupfl.com

June 16, 23, 2023

23-00848K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0018100000XX

Division: Probate IN RE: ESTATE OF WILLIAM C. GAST Deceased.

The administration of the Estate of William C. Gast, deceased, whose date of death was March 18, 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 June 16, 2023. Personal Representative: /s/ Megan Gast

Megan Gast 7196 Maleberry Run Winter Garden, Florida 34787 Attorney for Personal Representative: /s/ Heiďi W. Isenhart

Heidi W. Isenhart Florida Bar Number: 123714 hisenhart@shuffieldlowman.com Cooper M. Powell Florida Bar Number: 1009227 Email: cpowell@shuffieldlowman.com Shuffield, Lowman & Wilson, P.A. 1000 Legion Place, Suite 1700 Orlando, Florida 32801 Telephone: (407) 581-9800

Probates ervice@shuffield lowman.com

Fax: (407) 581-9801

Attorney for Megan M. Gast

Secondary E-Mail:

June 16, 23, 2023



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

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



23-00822K

OFFICIAL COURTHOUSE WEBSITES

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III LTE 💷

Notes





Done

MANATEE COUNTY

manateeclerk.com

SARASOTA **COUNTY**

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH **COUNTY**

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR **LEGAL NOTICES**

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Business Joserver

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 .: 2023CA-000533-0000-00

U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MORGAN MORTGAGE **ACQUISITION TRUST 2006-**WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4, Plaintiff, vs.
ANNIE PRATER; HIGHLAND

HOLDINGS, INC.; HIGHLAND SQUARE HOMEOWNERS ASSOCIATION, INC.; RONALD PRATER; 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 the 5th day of June 2023, and entered in Case No. 2023CA-000533-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS, OF THE J.P. MOR-GAN MORTGAGE ACQUISITION TRUST 2006-WMC4 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-WMC4 is the Plaintiff and ANNIE PRATER HIGHLAND SQUARE HOMEOWNERS ASSOCIA-TION, INC. RONALD PRATER; and UNKNOWN TENANT IN POSSESSION 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 11th day of July 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 187, HIGHLAND SQUARE

PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 126, PAGE 27, OF THE PUBLIC RECORDS OF 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 assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the 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

Dated this 13th day of June 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 5026 Fort Lauderdale, FL 33310 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 June 16, 23, 2023 23-00851K

PUBLISH YOUR

LEGAL NOTICE

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

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

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

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. 2019CA003766000000 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs.

UNKNOWN TENANT IN POSSESSION 1, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 17, 2020 in Civil Case No. 2019CA003766000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff FULGENCIO GAURIONEX LATIMER A/K/A FULGENCIO G. LATIMER A/K/A FULGENCIO LATIMER, 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 $28\mathrm{th}$ day of June, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 13, Block G, Waverly Manor Unit 1, according to the plat thereof as recorded in Plat Book 25, Page 5, 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 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. 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 23-06720FL

June 16, 23, 2023 23-00823K

FIRST INSERTION

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

CASE NO. 2015CA004270000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, Plaintiff,

LYNDA JOAN POMAKIS, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 22, 2023, and entered in 2015CA004270000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and LYNDA JOAN POMAKIS; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 21, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 162, A 20 FOOT WIDE WALKWAY EASEMENT AND A PORTION OF LOT 161, CRES-CENT ESTATES, SUBDIVISION 1, UNIT A, AS RECORDED IN PLAT BOOK 52, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BE-DESCRIBED AS:

ING MORE PARTICULARLY BEGIN AT THE NW CORNER OF LOT 162: THENCE EAST ALONG THE NORTH LINE OF LOT 162 AND WALKWAY EASE-MENT, A DISTANCE OF 97.53 FEET; THENCE S. 45°00'00" E., ALONG THE REAR LINE OF LOT 161, A DISTANCE OF 20.09 FEET; THENCE S. 28°40'16" W., 111.78 FEET; THENCE ALONG THE R/W OF CEDAR DRIVE AND ALONG THE ARC OF A

CURVE CONCAVE SOUTHER-LY AND HAVING AS ITS CLE-MENTS A TANGENT BEARING OF N. 61°19'44" W., A CENTRAL ANGLE OF 31°33'46", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 55.09 FEET; THENCE N. 02°53'30" W., RA-DIAL TO THE AFORESAID CURVE A DISTANCE OF 100.25 FEET TO THE POINT OF BE-GINNING.

Property Address: 22 CEDAR DRIVE, DAVENPORT, FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

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

Dated this 12 day of June, 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.com15-072092 - NaC June 16, 23, 2023 23-00840K

FIRST 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-001800

U.S. BANK NATIONAL ASSOCIATION, Plaintiff.

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARMEN QUINONES SOTO, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 2, 2023, and entered in Case No. 53-2022-CA-001800 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carmen Quinones Soto, deceased, Florida Housing Finance Corporation, City of Winter Haven, Irving Pacheco, Carmen Ann Pacheco, Angelica Marie Berrie, 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 July 3, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 3, SANDALWOOD SUBDI-VISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1705 SANDALWOOD CIR SW WINTER HAVEN FL 33880

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 09 day of June, 2023. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 22-004205

23-00841K

June 16, 23, 2023

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2020CA000106000000

COUNTRYPLACE MORTGAGE, Plaintiff(s), vs.

WADE ALAN DEAVER; MIRINDA

DEAVER; BANK OF AMERICA,

N.A. Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 31, 2023 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 5th day of July, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order,

Lot 48, of the unrecorded Dawn Heights Unit 1, described as follows: The West 330 feet of the North 132 feet of the South 207.815 feet of the Northeast 1/4 of the Southwest 1/4 of Section 26. Township 28 South, Range 24 East, Polk County, Florida Subject to an easement for road purposes over the East 25 feet thereof.

Together with that certain 2006 NOBILITY ROMEO AND JULIETT 72G4D(2) N1-10068ABC; 72X42, Mobile Home Serial Number(s):N1-10068ABC.

Property address: 2311 Christy Lane, Lakelands, FL 33801

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION 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 APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Respectfully submitted. /s/ Heather L. Griffiths

PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff

TDP File No. 19-021737-1 June 16, 23, 2023 23-00819K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2019CA004953000000

DIVISION: 11 Wells Fargo Bank, N.A. Plaintiff, -vs.-Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres; Rosanna Torres a/k/a R. Torres; Ford Motor Credit Company, LLC; **Hampton Hills South Homeowners** Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse

Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA004953000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest

FIRST INSERTION

Heirs, Devisees, Grantees, or Other

and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on July 17, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, IN BLOCK 21, OF HAMP-TON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

FIRST INSERTION

23-00833K

19-322068 FC01 WNI June 16, 23, 2023

NOTICE TO CREDITORS NOTICE OF PUBLIC SALE The following personal property of RICHARD BARNHART, if deceased IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, any unknown heirs or assigns, and FLORIDA KATHLEEN BARNHART, if dec PROBATE DIVISION any unknown heirs or assigns, will, on CASE NO.: 2023-CP-2050 June 28, 2023, at 10:00 a.m., at 9366 Top Flight Drive, Lot #669, Lakeland, IN RE: ESTATE OF ROBERTA ZIMMERLE. Polk County, Florida 33810; be sold for cash to satisfy storage fees in ac-Decedent.

The administration of the estate of ROBERTA ZIMMERLE, deceased, File cordance with Florida Statutes, Section 715.109: 1995 FLEE MOBILE HOME, Number 2023-CP-2050, is pending VIN: FLFLR33A16479SU, in the Tenth Judicial Circuit Court for Polk County, Florida, Probate Division, TITLE NO.: 0067769806, and the address of which is 255 N. Broad-VIN: FLFLR33B16479SU, way Ave., Bartow, Florida, 33830. The TITLE NO.: 0067769807 names and addresses of the Personal and all other personal property Representative and the Personal Reprelocated therein

sentative's attorney are set forth below. PREPARED BY: All interested persons are required to J. Matthew Bobo file with this Court, WITHIN THREE Lutz, Bobo & Telfair, P.A. (3) MONTHS OF THE FIRST PUBLI-2 North Tamiami Trail, Suite 500 CATION OF THIS NOTICE, all claims Sarasota, Florida 34236 against the estate with the Court or be June 16, 23, 2023

Publication of this Notice will begin on June 16, 2023.

forever barred.

/s/ Lawrence Jay Simpson LAWRENCE JAY SIMPSON 50989 Hwy. 27, Lot 157 Davenport, Florida, 33897

Petitioner/ PR /s/ Edward P. Jordan EDWARD P. JORDAN II, ESQ. Florida Bar No.: 0602711 THE JORDAN LAW GROUP 1460 East Highway 50 Clermont, Florida, 34711 Tel.: (352) 394-1000 pleadings@epjordanlaw.com Attorney for Petitioner/ PR June 16, 23, 2023 23-00834K 23-00832K

FIRST INSERTION

Notice Under Fictitious Name Law

According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of USA-TEK located at 4116 Glen Garry Rd E in the City of Lakeland, Polk County, ${\rm FL}$ 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of 06, 2023. Arturo Alvarez 23-00842K June 16, 2023

Notice is given that the District has determined that a permit is not required pursuant to Rule 62- 330.051(7)(e), F.A.C. for activities known as Van Lakes. The project is located in Polk County, Section(s) 26, Township 27 South, Range 25 East. The permitting inquiry was received from Van Lakes HOA, Inc., whose address is 905 Flag Court, Auburndale, FL 33823. The Exemption No. is 859942. The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 US 301 North (Fort King Highway), Tampa, FL 33637-6759.

FIRST INSERTION NOTICE OF AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER

MANAGEMENT DISTRICT

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts: and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. June 16, 2023

23-00826K

FIRST INSERTION

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

CASE NO. 53-2019-CA-003735 UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF **AGRICULTURE**

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

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 13, 2020, and Order Rescheduling Foreclosure Sale entered on June 6, 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 48 OF THE HOMESTEAD PHASE 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 71, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 4174 HOMESTEAD DR,

1000004329 June 16, 23, 2023

23-00852K

FIRST INSERTION

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

CASE NO. 2023CA000924000000 Plaintiff, vs.

HILLARY CASTILLO, et al.

TO: HILLARY L. CASTILLO A/K/A

LAGE DR, DAVENPORT, FL 33837 by, through, under or

following property: LOT 39, HOLLYGROVE VIL-LAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 22 THROUGH 24, INCLUSIVE, 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

Notice Under Fictitious Name Law According to Florida Statute

Lake Mariam FL Opco LLC June 16, 2023

bidder, for cash, online at www.polk. realforeclose.com, on July 11, 2023 beginning at 10:00 AM. Any person claiming an interest in

LAKELAND, FL 33810-1938

at public sale, to the highest and best

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability

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

impaired, call 711. Dated at St. Petersburg, Florida this 13th. day of June, 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

DIVISION

PHH MORTGAGE CORPORATION, HILLARY L. CASTILLO A/K/A

Defendant(s).

HILLARY CASTILLO and UN-KNOWN SPOUSE OF HILLARY L. CASTILLO A/K/A HILLARY CAS-TILLO, Whose Residence Is: 108 HOLLY VIL-

and who is evading service of process and all parties claiming an inter-Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lake Mariam Health and Rehabilitation Center located at 1801 North Lake Mariam Drive in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 13th day of June, 2023.

23-00849K

Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before July 13, 2023 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 6 day

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVENUE. SUITE 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

June 16, 23, 2023 23-00850K



FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION CASE NO:

53-2023-CA-000637-0000-00 SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT, a local unit of specialpurpose government organized and existing under the laws of the State Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROP-ERTY OWNERS AND CITIZENS OF THE SPRINGS AT LAKE AL-FRED COMMUNITY DEVELOP-MENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF AS-SESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The above cause comes to be heard upon the Complaint filed herein by the Springs at Lake Alfred Community Development District in the County of Polk, State of Florida, seeking to determine the authority of said District to issue its Springs at Lake Alfred Community Development District Special Assessment Bonds (the "Bonds") in an aggregate amount not to exceed \$39,575,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has been validly established and lawfully exists as a local unit of special purpose government, a community development district under the Act, a political subdivision of the State of Florida, and an independent special district within the meaning of Chapter 189, Florida Statutes, has the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain and otherwise undertake the Capital Improvement Plan, to issue the Bonds and to incur the bonded debt as set forth in this Complaint, and to levy, impose and collect the Assessments in yearly installments as permitted by applicable law and to pledge the revenues derived by the District from the levy and collection of the Assessments and the other Pledged Revenues and the monies on deposit from time to time in certain funds and accounts held under the Indenture to payment of the Bonds, and has properly approved the issuance of the Bonds, and the levy and imposition of the Assessments; (b) the Bonds when issued pursuant to the Act and Indenture, the Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution and all of the proceedings attendant to all of the foregoing – including the Assessments – are valid and in conformity with law and the Assessments constitute a first lien on the property in the District against which they are assessed, co-equal with all State of Florida, Polk County, the City of Lake Alfred, school district and municipal taxes and superior in dignity to all other liens, titles and claim on such real property; (c) the Assessments are supported by suffi-

FIRST INSERTION

Notice is hereby given that DONTAE MONTERIO THOMAS, OWNER, desiring to engage in business under the fictitious name of THOMAS PRESSURE WASHING located at 1112 WEST LAKE PARKER DRIVE, LAKE-LAND, 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. June 16, 2023

FIRST INSERTION

Notice is hereby given that LEONARD ELLIOT SILVA, OWNER, desiring to engage in business under the fictitious name of HURRICANE PROTECTION SERVICES located at 2023 QUAIL RIDGE DR. LAKE WALES, FLORIDA 33859 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.

June 16, 2023 23-00831K cient benefit from the Capital Improvement Plan and are fairly and reasonably allocated consistent with Florida law across all benefitted properties within the District; (d) the District has duly authorized the execution and delivery of the Indenture, and upon execution thereof by the District and the Trustee, the Indenture will be a valid and binding agreement, enforceable against the District in accordance with its terms, and the Bonds issued thereunder will be validly issued, and the Pledged Revenues and monies on deposit from time to time in the Pledged Funds will be validly pledged to payment of the Bonds and upon due issuance of the Bonds in conformance with the Bond Resolution and the Indenture, the Bonds will constitute valid and binding obligations of the District, and will be enforceable by their terms as established by the Bond Resolution and the Indenture; (e) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Capital Improvement Plan; Capital Improvement Plan will serve a valid public purpose; and (g) the members of the Board have been duly and validly elected or appointed as such in compliance with all requirements of the Constitution and laws of the State of Florida and the decisions of the courts with respect thereto and of the Act, and the Ordinance.

The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida. through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 10th day of July 2023, at the hour of 9:30 a.m. of said day, before the Honorable Michael P. McDaniel, via Virtual Courtroom (Microsoft Teams - information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the Special Assessments, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at https://www.jud10.flcourts.org/virtual-courtroomlinks/polk-civil and select the Polk Civil Division 04 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-754-236-7165 and enter 496 259 409# as the Telephone

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

ing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to $% \left\{ 1\right\} =\left\{ 1\right$ be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have iurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this

DONE AND ORDERED in Bartow, Polk County, Florida on Friday, June 9,

/s/ Michael McDaniel Michael McDaniel, Circuit Judge 06/09/2023 12:33:32 PM June 16, 23, 2023 23-00843K

FIRST INSERTION

Notice is hereby given that KATESHA L FOSTER YOUNG, OWNER, desiring to engage in business under the fictitious name of KRL WAY located at 176 BLACK SKIMMER LANE, WINTER HAVEN, FLORIDA 33880 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. June 16, 2023 23-00828K

FIRST INSERTION

Notice is hereby given that RAPID IMAGING MRI, LLC, OWNER, desiring to engage in business under the fictitious name of ACE MEDICAL DAVENPORT, LLC located at 161 WEBB DRIVE, STE 300, DAVEN-PORT, FLORIDA 33837 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. June 16, 2023 23-00837K

FIRST INSERTION

POLK COUNTY

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

CASE NO. 2022CA001346000000 CALIBER HOME LOANS, INC.,

OCTAVIOUS FREEMAN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2023, and entered in 2022CA001346000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS. INC. is the Plaintiff and OCTAVIOUS FREEMAN; LAUREL ESTATES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, FLORIDA are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for at www.polk.realforeclose.com, at 10:00 AM, on June 30, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 27, LAUREL ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 40 THROUGH 43 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 232 WIL-LIAMSON DR, DAVENPORT, FL 33897

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

IMPORTANT

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

Dated this 12 day of June, 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 22-025757 - MaM June 16, 23, 2023

23-00839K

FIRST INSERTION

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

CASE NO. 2021CA002221000000 BANK OF AMERICA, N.A., Plaintiff, vs. CHRISMA F. AGUILAR, INDIVIDUALLY AND AS TRUSTEE OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 25, 2023, and entered in 2021CA002221000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION is the Plaintiff and CHRISMA F. AGUILAR, INDIVIDUALLY AND AS TRUSTEE OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016; DAVID N. AGUILAR, INDIVIDUALLY AND AS TRUSTEE OF THE AGUILAR TRUST NOVEMBER WATER RIDGE HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN BENEFICIARIES OF THE AGUILAR TRUST DATED NOVEMBER 14, 2016 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 July 11, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 86, SUBDIVISION PLAT OF WATER RIDGE SUBDIVI-SION PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 46 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: LOT 86 WA-TER RIDGE, LAKE ALFRED, FL 33850

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

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

Dated this 8 day of June, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Service Email: flmail@raslg.com By: \S\Marni Sachs Marni Sachs, Esquire Florida Bar No. 92531 Communication Email: msachs@raslg.com22-046199 - NaC June 16, 23, 2023 23-00827K

FIRST INSERTION

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

CASE NO.: 2022-CA-003622 LAKE TRACY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ANGEL AGUSTIN QUINONES,

individually; NAHIR ANGELES QUINONES, individually; AQUA FINANCE INC.; MIDLAND **CREDIT MANAGEMENT INC.;**

Defendants,NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 11, 2023, and entered in Case Number: 2022-CA-003622, of the Circuit Court in and for Polk County, Florida, wherein LAKE TRACY ESTATES HOMEOWNERS ASSOCI-ATION, INC., is the Plaintiff, and AN-GEL AGUSTIN QUINONES, individually; NAHIR ANGELES QUINONES, individually; AQUA FINANCE, INC., and MIDLAND CREDIT MANAGE-MENT, INC., are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk. realforeclose.com, beginning at 10:00 o'clock A.M. on the 31st day of July, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 131 Lake Tracy Court, Haines City, Florida 33844

Property Description: Lot(s) 12, LAKE TRACY ES-TATES, according to the Plat thereof as recorded in the Plat

Book 155, Pages 28 through 31, of the Public Records of Polk County, Florida.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, Florida 33801, (863) 534-4686, at least seven days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service

/s/ John L. Di Masi John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff June 16, 23, 2023 23-00845K FIRST INSERTION

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

CIVIL DIVISION CASE NO. 532022CA001581 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2017-RPL2,

Plaintiff, vs. TINA LOU TAYLOR, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ARTHUR LYLE MACGIRVIN a/k/a ARTHUR L. MACGIRVIN a/k/a ARTHUR MACGIRVIN, DECEASED; TINA LOU TAYLOR a/k/a TINA TAYLOR a/k/a TINA LOU MACGIRVIN TAYLOR; KIRK MACGIRVIN; PHILLIP MACGIRVIN; TENNELE GONZALEZ; CITY OF MULBERRY, A FLORIDA MUNICIPAL CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on May 22, 2023, in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, the Clerk of Court will on JUNE 26, 2023 at 10:00 AM EST at http://www.polk.

realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk

County, Florida: LOTS 4 AND 5 AND THE WEST 1/2 OF LOT 3, BLOCK 9, EAST MULBERRY, A.F. FLETCHER'S ADDITION TO THE TOWN OF MULBERRY, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 2, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1005 2nd Street, NE, Mulberry, FL 33860 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: June 7, 2023 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com June 16, 23, 2023 23-00818K

FIRST INSERTION

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

CASE NO. 2017-CA-000289 CALIBER HOME LOANS, INC., Plaintiff.

JAN E. CARPENTER, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2018, and entered in 2017-CA-000289 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALI-BER HOME LOANS, INC. is the Plaintiff and JAN E. CARPENTER; DAV-ENPORT ESTATES HOMEOWNERS' ASSOCIATION, INC ; FENCE OUT-LET; UNKNOWN TENANT N/K/A $\begin{array}{lll} \text{RACHEL CARPENTER; UNKNOWN} \\ \text{TENANT} & N/K/A & \text{CHRISTOPHER} \\ \text{THRASHER} & \text{are the Defendant(s).} \end{array}$ 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 July 17, 2023, the following described property as set forth in said Final Judgment,

to wit: LOT 15, DAVENPORT ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 228 WHIS-PERING PINES WAY, DAVEN-

PORT, FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accor-

dance with Florida Statutes, Section

IMPORTANT AMERICANS WITH DISABILI-

TIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.
Dated this 12 day of June, 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.com20-064595 - GrS June 16, 23, 2023

23-00838K

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. 532019CA005029000000 JPMORGAN CHASE BANK. NATIONAL ASSOCIATION, Plaintiff, vs.
BENJAMIN ALSTON; TATESHA ALSTON; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.: ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; UNKNOWN $PERSON(S)\ IN\ POSSESSION\ OF$ THE SUBJECT PROPERTY.

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed May 22, 2023 and entered in Case No. 532019CA005029000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WHIS-PERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN. INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC SALE AT: WWW.POLK.RE-ALFORECLOSE.COM, at 10:00 A.M., on July 6, 2023, the following described property as set forth in said Final Judg-

ment, to wit: WHISPERING LOT 38. TRAILS PHASE 1, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 130, PAGES 37 AND 38, OF THE PUBLIC RECORDS

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.

OF POLK COUNTY, FLORIDA.

This notice is provided pursuant to Administrative Order No.1-21.5. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, Phone No. (863) 534-4686 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 7th day of June 2023. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com

File No.: 19-01854 CMS V6.20190626 June 16, 23, 2023

23-00820K

FIRST INSERTION

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

Case Number: 53-2022CA-002090-0000-00 WAUCHULA STATE BANK, Plaintiff, vs. DAVENPORT SENIOR LIVING

II LLC, a Florida limited liability company, ISHA & MAHI, LLC, a Florida limited liability company, JITENDRA HASHMUKHBHAI PATEL, CHIRAG PATEL, UNKNOWN TENANT 1 and UNKNOWN TENANT 2,

Notice is hereby given that pursuant to the final summary judgment of foreclosure dated June 9, 2023, in case number 53-2022CA-002090-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein WAUCHULA STATE BANK is Plaintiff, and DAV-ENPORT SENIOR LIVING II LLC, a Florida limited liability company, ISHA & MAHI, LLC, a Florida limited liability company, JITENDRA HASHMUKHBHAI PATEL, CHIRAG PATEL, UNKNOWN TENANT 1 and UNKNOWN TENANT 2 are Defendants, I will sell to the highest and best bidder for cash online at www.polk.realforeclose.com at 10:00 a.m. on the 19th day of July, 2023, the following

8, Township 27 South, Range East, FLORIDA DEVELOP-MENT CO. TRACT, according to the map or plat thereof as recorded in Plat Book 3, Page 60, Public Records of Polk County. Florida, Less Road Right of Way

surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability

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

FIRST INSERTION

POLK COUNTY

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

Case No: 22-CA-003376-0000-00 CSC CAPITAL CORP, Plaintiff, vs.

VICENTE GUERRA and MARIA GUERRA, THE STATE OF FLORIDA DEPARTMENT OF REVENUE, MAGNIFY CREDIT UNION, POLK COUNTY CLERK OF COURT, MIDLAND CREDIT MANAGEMENT, INC., and ANY UNKNOWN TENANTS, Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on the 17th day of May, 2023. in this cause, the Circuit Court of Polk County, Florida, the office of Stacey M. Butterfield, CPA, Clerk of the Circuit Court, shall sell the property situated in

Polk County, Florida described as: Lot 4, Robinson Pine Addition, a Subdivision, according to the Plat thereof as recorded in Plat Book 77, page(s) 32, of the Public Records of Polk County, Florida

at Public sale to the highest bidder for cash, on JULY 3, 2023. Bidding begins at 10:00 AM Eastern Standard Time on

Online at www.polk.realforeclose.com, Any person claiming an interest 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. /s/ Shawn M. Yesner Shawn M. Yesner, Esq. FL Bar No.: 0155225 Lauryn V. Fabrizio, Esq. FL Bar No.: 1015838 Yesner Law, P.L. Countryside Colonial Center

2753 SR 580, Suite 106 Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950 Email: Shawn@YesnerLaw.com Email: Laurvn@YesnerLaw.com Email: Terri@YesnerLaw.com Attorney for Plaintiff June 16, 23, 2023 23-00846K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

DIVISION CASE NO. 2023CA000080000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

MICHAEL GABOR, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 09, 2023, and entered in 2023CA000080000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and MICHAEL GABOR 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 July 11, 2023, the following described property as set forth in said Final

Judgment, to wit:
ALL THAT PARCEL OF LAND IN THE CITY OF WINTER HA-VEN, POLK COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 5560, PAGE 105, ID# 262833649400000211, BEING KNOWN AND DESIGNATED AS LOT 21, SOUTHEAST TERRACE UNIT 2, PER PLAT OF PUBLIC RECORDS OF POLK COUNTY FLORIDA, AS FILED IN PLAT BOOK 46, PAGE 11.

Property Address: 1818 6TH ST SE, WINTER HAVEN, FL 33880 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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 5 day of June, 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 June 9, 16, 2023 23-00797K

SECOND INSERTION

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

POLK COUNTY, FLORIDA CASE NO.: 2022-CA-001329 LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit

PETER JOANNIDES, individually; ARLENE JOANNIDES, individually;

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 11, 2023, and entered in Case Number: 2022-CA-001329, of the Circuit Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and PETER JOANNIDES, individually; ARLENE JOANNIDES, individually; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 11th day of July, 2023 the following described property as set forth in said Summary Final Judgment of Foreclo-

Property Address: 127 Bridgewater Drive, Davenport, Florida 33897

Property Description: ot 208, HIGHGATE PARK PHASE TWO, according to the map or plat thereof as recorded in Plat Book 130, Pages 30 through 32, inclusive, of the

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, Florida 33801, (863) 534-4686, at least seven days before your scheduled court appearance or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service

/s/ Alicia S. Perez John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: 23-00792K

Florida

IN AND FOR

corporation, Plaintiff, vs.

Defendants.

sure and Award of Attorneys Fees and Costs, to-wit:

public records of Polk County,

JDLaw@orlando-law.com Attorneys for Plaintiff June 9, 16, 2023

SECOND INSERTION

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

GULF HARBOUR INVESTMENTS OKATION. Plaintiff, vs. NATHAN R. GOODWIN; DAVID T. GOODWIN and LINDA C. GOODWIN and all unknown parties claiming by, through, under and against the above named Defendant

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell the following property situated in Polk County, Florida described as:

FLORIDA.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASE-MENTS OF RECORD, IF ANY, AND TAXES SUBSEQUENT

Property Address: 2326 Duff Road, Lakeland, FL 33810 at public sale, to the highest and best bidder for cash, at www.polk. realforeclose.com , at 10:00 a.m. on July 19, 2023. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the The deposit cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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. 2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By /s/ Gary Gassel GARY GASSEL, ESQUIRE Florida Bar No. 500690 WILLIAM NUSSBAUM III, **ESQUIRE**

Florida Bar No. 066479 23-00796K June 9, 16, 2023

described real property as set forth in

Tract 7 in the NW 1/4 of Section

Any person claiming an interest in the

Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff June 16, 23, 2023 23-00847K

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS

AS UNCLAIMED. THE COURT, IN

With the address: 2525 Cresap Street, Lakeland, FL 33815

SECOND INSERTION

SUBSEQUENT INSERTIONS

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 following described property: LOT 211, GARDEN GROVE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No. 2023-CA-000616 Honorable Judge: DURDEN PLANET HOME LENDING, LLC JAMES F. MORGAN (DECEASED);

Defendants, NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated June 1, 2023 in the above-styled cause, I will sell to the highest and best bidder for cash online at www.polk.

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY.

FLORIDA

PROBATE DIVISION

Case No. 2022CP002563

IN RE: ESTATE OF

JACQUELYN ANN WILLIAMS,

Deceased.

The administration of the estate of JAC-

QUELYN ANN WILLIAMS, deceased,

whose date of death was May 15, 2022,

is pending in the Circuit Court for Polk

County, Florida, Probate Division, the

address of which is 255 N. Broadway

Ave., Bartow, FL 33830. The names and

 $addresses\ of\ the\ personal\ representative$

and the personal representative's attor-

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

a copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Signed on this 19 day of May, 2023.

/s/ Mark Williams

MARK S. WILLIAMS

Personal Representative

2309 Fairmount Ave

Lakeland, FL 33803

Attorney for Personal Representative

Florida Bar No. 0081685 ICARD, MERRILL, CULLIS, TIMM,

/s/ Robert (Tad) Drean ROBERT (TAD) DREAN, ESQ.

FUREN & GINSBURG, P.A.

Lakewood Ranch, FL 34202

gbugayev@icardmerrill.com -

941-366-8100 Telephone

secondary

01741879-1

June 9, 16, 2023

8470 Enterprise Circle, Suite 201

rdrean@icardmerrill.com - primary

23-00785K

DATE OF DEATH IS BARRED.

notice is: June 9, 2023.

BARRED.

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

ney are set forth below.

et al.

realforeclose.com, bidding begins at 10 a.m. Eastern Time on July 17, 2023 the

SOUTH ADDITION, A SUBDI-VISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 64, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID:

26-29-01-663520-002110 Commonly Known as: 941 N. HERON CIRCLE, WINTER HAVEN, FL 33884 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to 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,

Respectfully submitted this June 6, 2023 /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991

Fla. Bar No.: 0057873 Attorney for Plaintiff Service:

mattw@wasingerlawoffice.com

23-00811K June 9, 16, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.23-CP-001773 IN RE: ESTATE OF

LOUIS GEORGE FARKAS, JR., deceased, whose date of death was December 3, 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

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-

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: June 9, 2023

3731 SR 60 East, Lot 29 Lake Wales, FL 33898 Robert D. Hines, Esquire

Suite B Tampa, FL 33612 Email: rhines@hnh-law.com Secondary Email: hballinger@hnh-law.com June 9, 16, 2023

LOUIS GEORGE FARKAS, JR., Deceased.
The administration of the estate of

forth below.

VICE OF A COPY OF THIS NOTICE ON THEM.

NOTICE.
ALL CLAIMS NOT FILED WITHIN BARRED.

> BARBARA FARKAS Personal Representative

Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, PL 1312 W. Fletcher Avenue, Telephone: 813-265-0100

23-00816K

NOTICE TO CREDITORS (Single Personal Representative) IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK, FLORIDA File No.: 53-2023-CP-001767

Probate Division: IN RE: THE ESTATE OF ELIECER PADILLA, Deceased.

The administration of the Estate of ELIECER PADILLA, deceased, whose date of death was February 25, 2023, File Number: 53-2023-CP-001767 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 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 served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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, 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 §733.302 OF THE FLORIDA PRO-BATE CODE WILL BE FOREVER

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

The date of the first publication of this Notice is June 9, 2023. Personal Representative: /S NECTOR ENRIQUE PADILLA

123 Birch Tree Place Daytona Beach, Florida 32117 Attorney for Personal Representative: /s/ Adam Gumson ADAM S. GUMSON JUPITER LAW CENTER RiverPlace Professional Center 1003 W. Indiantown Road - Suite 210 Jupiter, Florida 33458-6851 Telephone: (561) 744 - 4600 Florida Bar No.: 906948 asg@jupiterlawcenter.com June 9, 16, 2023 23-00790K

SECOND INSERTION SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 23CP-1635 IN RE: ESTATE OF Stanley Earl McClelland

deceased. The administration of the estate of Stanley Earl McClelland, deceased, Case Number 23CP-1635, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERI-ODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PRO-BATE CODE WILL BE FOREVER

BARRED. NOTWITHSTANDING 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 June 9, 2023. /s/ Marion K. McClelland

Marion K. McClelland

23-00786K

Personal Representative Address: 804 Chaparral Drive, Lakeland, FL 33815 /s/ Michael H. Willison MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com

Attorney for P

June 9, 16, 2023

ersonal Representative

NOTICE OF SALE

CIVIL DIVISION Case No.: 2021-CA-002602

who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants: UNKNOWN SPOUSE OF NATHAN R. GOODWIN; UNKNOWN SPOUSE OF DAVID T. GOODWIN; UNKNOWN SPOUSE OF LINDA C. GOODWIN; POLK COUNTY CLERK OF COURT; COUNTY OF POLK, FLORIDA: TENANT I/UNKNOWN TENANT; and TENANT II/UNKNOWN TENANT, in possession of the subject real property, Defendants.

LOT 84, OF SHEFFIELD, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 65, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY,

TO DECEMBER 31, 2002

LAW OFFICE OF GARY GASSEL, P.A.

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.

E32 Lula Johnson Theresa B. Ivv H44 J03 Leanna Clay

Units will be listed on www.storageauctions.com Auction ends on June 26,2023@11:00 AM or after

June 9, 16, 2023

SECOND INSERTION

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

CIVIL ACTION

Case #: 2022CA002597000000 DIVISION: 8

Wells Fargo Bank, N.A. Plaintiff, -vs.-Michael David Smith, Sr.; David M. Smith, Jr.; Wilbert Leon Edwards; Robert Dallas Smith; Alicia Gaskins; Unknown Spouse of Michael David Smith, Sr.; Unknown Spouse of David M. Smith, Jr.; Unknown Spouse of Wilbert Leon Edwards; **Unknown Spouse of Robert Dallas** Smith; Unknown Spouse of Alicia Gaskins; Kristina Wray; William R. Lees, Jr.; W.S. Badcock Corporation; Lake Wales Hospital Corporation dba Lake Wales Medical Center; MidFlorida Credit Union f/k/a MidFlorida Federal Credit Union; Wonder Emporium Millwork and Fabrication, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming

Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA002597000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Michael David Smith, Sr. 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 23, 2023, the following described property as set forth in said Final Judgment, to-wit: LOT(S) 58, OF SOUTHERN

LAND COMPANY'S SUBDIVI-SION AS RECORDED IN PLAT BOOK 4, PAGE 27, ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY

OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UN-CLAIMED.

POLK COUNTY

23-00791K

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 22-326585 FC01 WNI June 9, 16, 2023

23-00801K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

by, through, under and against $\,$

the above named Defendant(s);

CASE NO.: 2023CA-000515-0000-00 PLANET HOME LENDING, LLC,

ADRIAN HERNAIZ MARTINEZ, et al., Defendants.

TO: AMANDA HERNAIZ Last Known Address: 1351 POMPAY DRIVE, DAVENPORT, FL 33896 Current Residence Unknown

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 121, OF TIVOLI RESERVE

PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 180, PAGE 44. 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is P.O. BOX 5026, COR-AL SPRINGS, FL 33310 on or before July 10, 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 com-

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

WITNESS my hand and the seal of this Court this 1st day of June, 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 5026, CORAL SPRINGS, FL 33310 23-00096

June 9, 16, 2023 23-00812K

SECOND INSERTION

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

CASE NO.: 53-2023-CA-004244 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES. OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BUTCH W. KAISER A/K/A BUTCH WILLIAM KAISER, 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, BUTCH W. KAISER A/K/A BUTCH WILLIAM KAISER, 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 500, LESS THE NORTH-ERLY 29.50 FEET THEREOF, AND LOT 501, LESS THE SOUTHERLY 14.61 FEET THEREOF, ELOISE WOODS EAST LAKE MARIAM UNIT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 110 DUVAL RD WIN-

TER HAVEN FL 33884 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

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 3rd day of June, 2023. Default Date: July 10, 2023

Stacy M. Butterfield, CPA Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623

23-00815K

Business Observer.

Clerk of the Circuit Court & Comptroller (SEAL) By: Asuncion Nieves

tna - 23-001698

SECOND INSERTION

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

Case #: 2019CA004628000000 **DIVISION: 15** Nationstar Mortgage LLC d/b/a Mr.

Plaintiff. -vs. Gedzel A. Quiles-Carmona a/k/a Gedzel A. Quiles Carmona a/k/a Gedzel Quiles Carmona; Unknown Spouse of Gedzel A. Quiles-Carmona a/k/a Gedzel A. Quiles Carmona a/k/a Gedzel Quiles Carmona; United States of America, Acting Through the Secretary of Housing and Urban Development; Polk County, Florida; MidFlorida Credit Union; Holly Hill Estates Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; **Unknown Parties in Possession**

#2, if living, and all Unknown

Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case 2019CA004628000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Gedzel A. Quiles-Carmona a/k/a Gedzel A. Quiles Carmona a/k/a Gedzel Quiles Carmona 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 27, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 71, HOLLY HILL ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 123, PAGES 27, 28 $\,$ AND 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UN-CLAIMED.

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 ASSIS-TANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 19-321547 FC01 CXE June 9, 16, 2023 23-00802K

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

CASE No. 2023CA000595000000 PRIMARY RESIDENTIAL MORTGAGE, INC., PLAINTIFF, VS. CURTIS O'HARROW, ET AL. DEFENDANT(S). To: CURTIS O'HARROW A/K/A CURTIS OHARROW RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1880 Crys-

tal Lake Dr N 65, Lakeland, FL 33801 To: UNKNOWN TENANT # 1 RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 1880 Crystal Lake Dr N 65, Lakeland, FL 33801 YOU ARE HEREBY NOTIFIED

that an action to foreclose a mortgage on the following described property located in Polk County, Florida

Lot 65, A Replat of Willow Point

SECOND INSERTION

Estates Phase Three, according to the map or plat thereof, as recorded in Plat Book 76, Page(s) 4, of the Public Records of Polk County, Florida.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before July 10, 2023 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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,

Date: June 1, 2023

Clerk of the Circuit Court Stacy M. Butterfield (SEAL) By: /s/ Asuncion Nieves Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC,

attorneys for Plaintiff, 1515 South Federal Highway,

Boca Raton, FL 33432 Our Case #: 23-000100-FHA-FSC\ 2023CA000595000000 \PRMI June 9, 16, 2023 23-00810K

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2023-CA-004391 TRAKISHA LASHUNDA BRIGGS and ASHLEY DUKES,

Plaintiffs, vs. KENYETTA ANDREA WILLIAMS, NATASHA RENE MILLER, and CRYSTALL LATOYA WILLIAMS,

Defendants, NOTICE is hereby given that a civil action commenced on April 25, 2023 and is now pending as case number 2023-CA-004391 in the Circuit Court in the State of Florida, County of Polk.

The name of the unserved party to the action is: KENYETTA ANDREA WILLIAMS

ADDRESS UNKNOWN

and the nature of the proceeding is a partition on Real Property - NonHomestead \$1 - \$50,000 or less This notice shall be published once each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, John Paul Green, Esq., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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 Av-

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

Default Date: July 3, 2023 WITNESS my hand and the seal of said court at Polk County, Florida on the 26 day of May, 2023.

STACY M. BUTTERFIELD, CPA AS CLERK OF THE COURT BY /s/ Asuncion Nieves As Deputy Clerk

/s/John Paul Green John Paul Green, Esq. Florida Bar No.: 1022328 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096

 $\hbox{E-service: jpgreen@hacheylawpa.com}$

June 9, 16, 2023

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004247 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF SOUTHEASTERLY **BKPL-EG HOLDING TRUST,** Plaintiff, v. JASON A. HART, et al.,

Defendants.To the following Defendant(s): UNKNOWN SPOUSE OF JASON A.

HART (Last Known Address: 17 Tennessee Lane, Auburndale, FL 33823)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following

described property:
LAND SITUATED IN THE COUNTY OF POLK IN THE STATE OF FL BEGINNING AT THE NORTHWEST COR-NER OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 25 EAST, RUN THENCE EAST 1,191 FEET TO CENTER OF UN-RECORDED LAKEVIEW STREET, RUN THENCE ALONG CENTER OF SAID UNRECORDED STREET NORTH 18 DEGREES 30 MINUTES WEST 279.5 FEET

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY,

FLORIDA

CASE NO. 2023CA000657000000

CHASE FINANCIAL SERVICES,

A.J. MARTINO AS SUCCESSOR

LAND TRUST DATED NOVEMBER

UNKNOWN TRUSTEES OF THAT

CERTAIN LAND TRUST DATED

NOVEMBER 2, 2009, AND

BENEFICIARIES OF THAT

NOVEMBER 2, 2009, AND

TOM P. MARTINO INC.; CLEARWATER LAKE COUNTRY

LAKES ESTATES: and:

SUCCESSOR IN

property Defendants.

NUMBERED 127; MANUEL

NUMBERED 127; UNKNOWN

CERTAIN LAND TRUST DATED

ESCOBIO, JR.: DELLA ESCOBIO:

CLUB, INC. A/K/A CLEARWATER

EDGEFIELD HOLDINGS, LLC,

INTEREST TO TRUIST BANK

F/K/A/ BRANCH BANKING AND

TRUST COMPANY; if living, and

if dead, their unknown spouses,

estates, widows, heirs, devisees,

beneficiaries, grantors, creditors,

or claiming by, through, under or

against any and all persons claiming

estate or demand against the named

Defendants in regard to the subject

TO: A.J. MARTINO AS SUCCESSOR TRUSTEE OF THAT CERTAIN LAND

any right, title, interest, claim, lien,

grantees, and all parties having

TRUSTEE OF THAT CERTAIN

 $2,2009, AND\ NUMBERED\ 127;$

Plaintiff, vs.

FOR POINT OF BEGINNING; RUN THENCE EAST 18 DE-GREES 30 MINUTES NORTH (NORTH 71 DEGREES 30 MINUTES EAST) 424 FEET TO CENTER OF CANAL; THENCE CENTER OF CANAL 106 FEET; RUN THENCE WEST 18 DE-GREES 30 MINUTES (SOUTH 71 DEGREES 30 MINUTES WEST) 430 FEET TO CENTER OF UNRECORDED LAKEV-IEW STREET; RUN THENCE ALONG SAID UNRECORDED STREET NORTH 18 DEGREES 30 MINUTES WEST 102.5 FEET TO POINT OF BEGIN-NING.

PROPERTY ADDRESS: TENNESSEE LANE, AU-BURNDALE, FL 33823 has been filed against you and you are

required to serve a copy of your written defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before July 3, 2023, a date which is within thirty (30) days after the first publication of this Notice 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. This notice is provided pursuant to

Administrative Order No. 2010-08. 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 PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRA-TOR. 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BE-FORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFI-CATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

WITNESS my hand and the seal of this Court this day of MAY 26, 2023. STACY M. BUTTERFIELD As Clerk of the Court By /s/ Asuncion Nieves As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 June 9, 16, 2023 23-00789K

FOURTH INSERTION TRUST DATED NOVEMBER 2, 2009

AND NUMBERED 127, last known address PO Box 5075, Tampa, FL 33675 -5075; UNKNOWN TRUSTEES OF THAT CERTAIN LAND TRUST DAT-ED NOVEMBER 2, 2009, AND NUM-BERED 127; UNKNOWN BENEFICIARIES OF THAT CERTAIN LAND TRUST DATED NOVEMBER 2, 2009, AND NUMBERED 127: MANUEL ES-COBIO, JR.; TOM P. MARTINO INC, last known address 1602 N. Florida Ave., 106, Tampa, FL 33602; and his/ her/its/their unknown spouses, widows, widowers, heirs, estates, devisees, beneficiaries, grantors, creditors, grant-

against the named defendants in regard to the subject property.
YOU ARE NOTIFIED that an action has been filed against you to quiet title pursuant to Section 65.081, Florida Statutes, and as otherwise alleged in the complaint, to the following property(ies) located in Polk County,

ees, and all parties having or claiming

by, through, under or against any and

all persons claiming and right, title,

interest, claim, lien, estate or demand

Lot 134, of unrecorded Clearwater Lake Estates, described as follows: The East 205.00 Feet of the North 90.00 feet of the South 900.00 feet of the NE 1/4 of the SW 1/4 of Section 32, Township 26 South, Range 25 East, Polk County, Florida, together with following mobile homes ("Mobile Homes") assessed as part of the abovedescribed land:

Florida:

Year: 1989, Manufacturer: FLEETCRAFT CORP, VIN: FL-1FL4602A, Title no.: 47192335, RP# R283852, and

Manufacturer: Year: 1989, Manufacturer: FLEETCRAFT CORP, VIN: FL-1FL4602B, Title no.: 47192331, RP# R283853, Parcel Details: 25-26-32-000000-041410

a/k/a 127 CLEARWATER AVE.

POLK CITY, FL 33868. You are required to serve a copy of your written response, if any, to the action on Ilian Rashtanov, Plaintiff's attorney, whose address is One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com, on or before June 22, 2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or

If you qualify under the Americans with Disabilities Act (ADA) and need assistance within the court system, please visit the Tenth Judicial Circuit of Florida or use the contact information as follows: Voice #: 863-534-4686, TDD #: 863-534-7777, Fax #: 305-349-7355. If you are hearing or voice impaired, please call 711 or 1-800-955-8770 for the Florida Relay

DATED this 15 day of May, 2023. Stacy M. Butterfield, CPA, as Clerk of Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Ilian Rashtanov, Plaintiff's attorney One E. Broward Blvd., Ste. 700, Ft. Lauderdale, Florida 33301, ir@rashtanov-law.com May 26; June 2, 9, 16, 2023

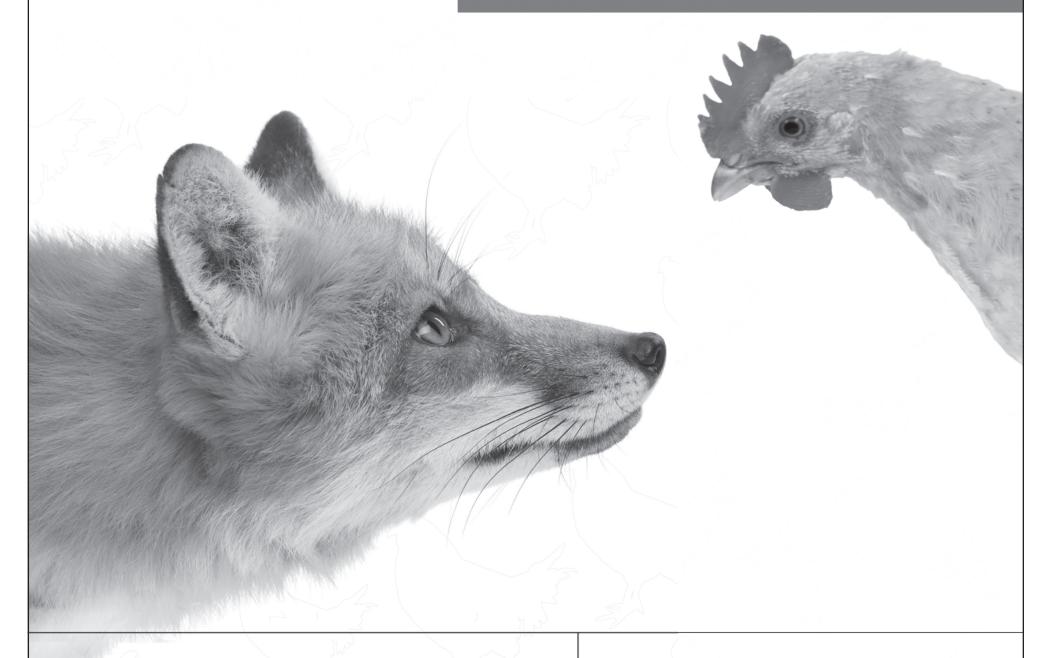
23-00720K



WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers



PUBLIC NOTICES

In American Tradition

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

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

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

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types: Citizen participation notices inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

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

 \bullet \mathbf{Court} $\mathbf{notices}$ are required of many non-governmental entities that

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

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

The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

THE RISKS OF NOTICES **ONLY ON THE INTERNET**

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

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

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

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

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

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

It is difficult to justify, then, moving public notices from newspapers only to 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.

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, newspa pers remain the primary source for publishing

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

Newspaper tradition

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

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

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

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

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

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

Newspapers: The best medium for public notices

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

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public

Business

Observer

business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

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

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

Notices become historical records

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

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

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

cessible, archivable notices.

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

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

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

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