

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023CP 003152
IN RE: ESTATE OF
PHYLLIS DAY MANTIE,
Deceased.

TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:

YOU ARE HEREBY NOTIFIED that
Petition for Formal Administration has
been filed in the estate of PHYLLIS
DAY MANTIE, deceased, File Number:
2023CP0031520000XX, is pending
in 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 March 22,
2023; that the total value of the estate
is unknown; and, that the names and
addresses of those to whom it has been
assigned by such order are:

NAME ADDRESS
BONNIE JEAN BARBOZA
917 St. George Dr.
Davenport, FL, 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 must file their claims with
this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE OR THIRTY
(30) DAYS AFTER THE DATE OF
SERVICE OF A COPY OF THIS NOTICE
ON THEM. NOTWITHSTANDING
ANY OTHER APPLICABLE
TIME PERIOD, ANY CLAIM FILED
TWO (2) YEARS OR MORE AFTER
THE DECEDENT'S DATE OF DEATH
IS FOREVER BARRED.

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

The date of the first publication of
this Notice is: September 1st, 2023.

Person Giving Notice:

[s/ Bonnie Jean Barboza]
BONNIE JEAN BARBOZA
Petitioner

Attorney for Person Giving Notice:
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
THE WILSON ADVOCACY
GROUP, P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Secondary:
dwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
September 1, 8, 2023 23-01237K

FIRST INSERTION

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 875306 from CPG-01 LLC, 3707 Smoke Hickory Lane, Valrico, Florida 33596. Application received: July 19, 2023. Proposed activity: Commercial Development. Project name: Central Polk Parkway Sand Mine. Project size: 96.1 acres. Location: Sections 3,9,&10 Township 29South, Range 25East, in Polk County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

September 1, 2023 23-01236K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 532022CA002137000000
DIVISION: 8

Nationstar Mortgage LLC d/b/a Mr. Cooper Plaintiff, -vs.-

Lilah Daniels, a minor; Jennifer Daniels, as the court appointed guardian of the property of the minor Ward, Lilah Daniels; United States of America, Department of Treasury; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order resccheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532022CA002137000000 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 Lilah Daniels, a minor 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 September 22, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 2A AND 2B, LAKE ELBERT ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
22-326729 FCO1 CXP
September 1, 8, 2023 23-01234K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 532023CP0018190000XX
In Re: The Estate of
DAVIONNA DENT,
Deceased.

The administration of the estate of DAVIONNA DENT, deceased, whose date of death was 12/24/2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, 255 W. Church St., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 01, 2023.

AMBROSINE SANDS - PR

1711 Bartley St.
Haines City, FL 33844
(863) 410-4842
SPIEGEL LAW, PLLC
Attorney for Personal Representative
36408 US Highway 19 N.
Palm Harbor, FL 34684
(727) 221-0991; Fax (727) 221-7066
email:
SSpiegel@SpiegelLawOffice.com
SHONTANE SPIEGEL, Esq.
FBN: 1000376
September 1, 8, 2023 23-01246K

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
PROPERTY**
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT OF FLORIDA,
IN AND FOR POLK COUNTY
CIVIL ACTION NO:
2023CA004857000000
Civil Division

**IN RE:
BRIDGEWATER CROSSING
HOMEOWNERS ASSOCIATION,
INC., a Florida non-profit
Corporation, Plaintiff, vs.
SEAN STACK; UNKNOWN
SPOUSE OF SEAN STACK, et al,
Defendant(s),
TO: SEAN STACK**

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:

LOT 2, WATERFORD AT BRIDGEWATER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 1 THROUGH 3, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before September 28, 2023 (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper)

WITNESS my hand and the seal of said court at POLK County, Florida on this 23 day of August, 2023.

STACY M. BUTTERFIELD
As Clerk, Circuit Court
POLK County, Florida
(SEAL) By Asuncion Nieves
As Deputy Clerk

Florida Community Law Group, P.L.
Jared Block, Esq.
P.O. Box 292965
Davie, FL 33329-2965
Phone: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fldclg.com
Fla Bar No.: 90297
September 1, 8, 2023 23-01244K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023CP0022250000XX
Division: Probate
IN RE: ESTATE OF
JUANITA BURNELL GIBBONS
Deceased.

The administration of the Estate of Juanita Burnell Gibbons, deceased, whose date of death was September 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 1, 2023.

Personal Representative:

Precious Johnson
1830 Grand Bay Circle, Apt. 205
Lakeland, FL 33810
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 South Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
September 1, 8, 2023 23-01238K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2022CA001326000000
AMERIHOME MORTGAGE
COMPANY, LLC;
Plaintiff, vs.
GEORGE BRINKLEY A/K/A
GEORGE E. BRINKLEY, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to cancel and Reschedule Foreclosure Sale dated June 19, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com , on September 26, 2023, the following described property:

Lot 14, Block 2, LAKE BONNY HEIGHTS, according to the plat thereof, as recorded in Plat Book 35, Page 24, Public Records of Polk County, Florida.
Property Address: 2175 MONTICELLO AVE, LAKELAND, FL 33801

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.
Andrew Arias, Esq.
FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-01881
September 1, 8, 2023 23-01243K

FIRST INSERTION

Notice Of Sale
Affordable secure Storage-Lakeland
1925 George Jenkins Blvd
Lakeland, FL 33815
863-682-2988

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 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.

D18 Dylon Utegg
B27 Maurice Watson
D19 Robert Evans
E02 Univ Phreykz
J11 Erica Lewis
B01 Michelle Stewart
A24 Andrew Gibbs
M07 Erica Lewis
C32 Steven Rodriguez
C33 Pierre Allen
K02 Shiree Saunders
C40 Darrien Coleman
C64 Sandra Aguilar
A08 Sarah Davis
D30 Roxanna Martinez
D28 Lionel Gary
A19 Alan Wright
A18 Alan Wright
Auction date: 09.29.2023
September 1, 8, 2023 23-01227K

FIRST INSERTION

Notice is hereby given that WANDA REAL ESTATE LLC, OWNER, desiring to engage in business under the fictitious name of WANDA E. NORRIS LLC located at 5087 TENNESSEE LAKE DR, AUBURNDALE, FLORIDA 33823 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
September 1, 2023 23-01241K

FIRST INSERTION

Notice Is Hereby Given that Walmart Stores East, LP, REGISTRANT ADDRESS, desiring to engage in business under the fictitious name of Walmart DC #6071, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.
September 1, 2023 23-01231K

FIRST INSERTION

Notice is hereby given that KHANEDRA S SANCHIOUS, OWNER, desiring to engage in business under the fictitious name of THE KRAB SPOT located at P.O. BOX 4052, 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.
September 1, 2023 23-01239K

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM October 2, 2023
Podium Auto Collision LLC, 8217 US Hwy 98 N., Lakeland, FL
2015 DODG
2C3CDZAG9FH868914 \$19,999.23
2016 GMC 2GKALPEK3G6254936
\$20,880.29
2017 DODG 1C6RR6HT2HS769153
\$34,678.62
September 1, 2023 23-01247K

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of DAVID ALAN RADINA and LISA MARIE RADINA will, on September 14, 2023, at 10:00 a.m., at 944 Reynolds Road, Lot #168, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1985 SAND MOBILE HOME,
VIN: FLFLIAP057008830, TITLE NO.: 0041783404 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
September 1, 8, 2023 23-01249K

FIRST INSERTION

Notice is hereby given that JAMES LUCAS CAUDLE, OWNER, desiring to engage in business under the fictitious name of PURPLE GATOR MFG located at 128 BRANDY CHASE BLVD, 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.
September 1, 2023 23-01240K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/15/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 DUTC mobile home bearing the vehicle identification numbers D2486779A and D2486779B and all personal items located inside the mobile home. Last Tenant: Cecil Ervin. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.
September 1, 8, 2023 23-01250K

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT FOR AMENDED AMENITY FACILITIES RULES AND POLICIES BY THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Solterra Resort Community Development District ("District") hereby gives notice of its intention to develop proposed amended Amenity Facilities Rules and Policies, including revisions to rules, rates, fees, and charges related to use of the District's amenity facilities ("Amenity Facilities Rules and Policies").

The purpose and effect of the amended Amenity Facilities Rules and Policies is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and regulations to implement the provisions of section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Policies and Rates include Chapters 120 and 190, Florida Statutes, as amended, and specific legal authority includes sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Florida Statutes, as amended.

A public hearing on the adoption of the proposed Amenity Policies and Rates will be conducted by the District on October 6, 2023 at 10:00 a.m. at the Solterra Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837. A preliminary copy of the proposed Amenity Policies and Rates may be obtained, without cost, by contacting the District Manager at Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132.

District Manager
September 1, 2023 23-01226K

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 J & C Virtual Solutions located
at 3151 Orange Grove Ct in the City
of Lakeland, Polk County, FL 33810
intends to register the said name with
the Division of Corporations of the
Department of State, Tallahassee,
Florida.
Dated this 18th day of August, 2023.
Carol Glass
September 1, 2023 23-01232K

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES
NOTICE IS HEREBY GIVEN
that Chelsea Lee will engage in
business under the fictitious name
FLAMINGOINK, with a physical
address 2218 MORNING MIST AVE
BARTOW, FL 33830, with a mailing
address 2218 MORNING MIST AVE
BARTOW, FL 33830, and already
registered the name mentioned above
with the Florida Department of State,
Division of Corporations.
September 1, 2023 23-01228K

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. 2023CA000378000000
FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. MARIE GATLIN, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 14, 2023 in Civil Case No. 2023CA000378000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Marie Gatlin, 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 28th day of September, 2023 at 10:00

AM on the following described property as set forth in said Summary Final Judgment, to-wit:

THE NORTH 70 FEET OF THE SOUTH 76 FEET OF LOTS 4 AND 5, LESS THE EAST 8 FEET OF SAID LOT 4, BLOCK 13, SILVERCREST SUBDIVISION, UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 18 AND 18A, 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, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street, Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 548-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 146803

23-07732FL
 September 1, 8, 2023 23-01223K

FIRST INSERTION

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

Case #: 2022CA002830000000
DIVISION: 8

Truist Bank, successor by merger to SunTrust Bank Plaintiff, -vs- Bobby E. Hall; Unknown Spouse of Bobby E. Hall; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA002830000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Truist Bank, successor by merger to SunTrust Bank, Plaintiff and Bobby E. Hall 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 September 20, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOTS 27 AND 28, BLOCK 19, SHORE ACRES, ACCORD-

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the 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: ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 2424 North Federal Highway,
 Suite 360
 Boca Raton, Florida 33431
 (561) 998-6700
 (561) 998-6707
 22-327005 FC01 SUT
 September 1, 8, 2023 23-01235K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of R&P REALTY GROUP, located at 1425 Lyon ct, in the City of Charlotte, County of Polk, State of NC, 28205, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29 of August, 2023.
 Jose Portela, Genuino DaRocha
 1425 Lyon ct
 Charlotte, NC 28205
 September 1, 2023 23-01251K



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

FIRST INSERTION

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

2018CA-002038-0000-00
SELENE FINANCE LP Plaintiff(s) VS.

EZEKIAL GARDNER, ETHEL LOUISE GARDNER A/K/A ETHEL L. GARDNER A/K/A ETHEL GARDNER, UNITED STATES OF AMERICA ACTING THROUGH THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, UNKNOWN PARTIES IN POSSESSION 1, IF LIVING, AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR 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, GRANTEEES, 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, GRANTEEES OR OTHER CLAIMANTS Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on May 8, 2023 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

a. Legal Description: LOTS 53, 54 AND 55, MOBILE HOME VILLAGE, AN UNRECORDED SUBDIVISION, BEING MORE

PARTICULARLY DESCRIBED FOLLOWS: THE NORTH 75.00 FEET OF THE SOUTH 625.00 FEET OF THE EAST 100.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2007, MAKE: FLEETWOOD, VIN#: GAF-L707A56796ET31 AND VIN#: GAF/L707B56796ET31.

b. Parcel ID No. 212825-000000-031025

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 27th day of September, 2023.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the Court on this 23rd day of August, 2023.

STACY M. BUTTERFIELD, CPA
 Clerk of the Circuit Court
 Drawer CC-12, P. O. Box 9000
 Bartow, Florida 33831-9000
 (SEAL) By Lynnette Burke
 Deputy Clerk
 September 1, 8, 2023 23-01245K

FIRST INSERTION

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

Case #: 532022CA003137000000
DIVISION: 11

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB Plaintiff, -vs-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Philomena Valdes a/k/a Philomena A. Valdes a/k/a Phyllis Valdes f/k/a Phyllis Isbell f/k/a Philomena Aliano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jammie C. Isbell; Wendell Anthony Isbell; Jenny Marie Valdes a/k/a Jenny M. Valdes; Unknown Spouse of Jammie C. Isbell; Unknown Spouse of Wendell Anthony Isbell; Unknown Spouse of Jenny Marie Valdes a/k/a Jenny M. Valdes; State of Florida Department of Revenue; Clerk of the Circuit Court for Polk County, Florida; Whisper Lake 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); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532022CA003137000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC.,

ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Philomena Valdes a/k/a Philomena A. Valdes a/k/a Phyllis Valdes f/k/a Phyllis Isbell f/k/a Philomena Aliano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on October 6, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 9, WHISPER LAKE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 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 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.

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
 22-326432 FC01 ALW
 September 1, 8, 2023 23-01248K

FIRST INSERTION

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

2023CA-004759-0000-00

HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC., Florida not-for-profit corporation, Plaintiff, vs.

ESTATE OF LORRAINE E. LAPORTE, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALL UNKNOWN HEIRS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS 3448 GLEN ABBEY LANE, LAKELAND, FLORIDA 33810; ALL UNKNOWN TENANTS/OWNERS, Defendants.

TO: Estate Of Lorraine E. Laporte AND/OR All Unknown Heirs Who Are Not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest As Spouses, Heirs, Devisees, Grantees, Or Other Claimants 3448 Glen Abbey Lane, Lakeland, Florida 33810

5005 NE 22nd Avenue Ocala, FL 34479 Estate Of Lorraine E. Laporte AND/OR All Unknown Heirs Who Are Not Known To Be Dead Or Alive, Whether Said Unknown Parties May Claim An Interest As Spouses, Heirs, Devisees, Grantees, Or Other Claimants 3448 Glen Abbey Lane, Lakeland, Florida 33810

YOU ARE NOTIFIED that an action to enforce and foreclose a claim of lien for unpaid homeowners' association assessments against the real property in Polk County Florida, commonly known as 3448 Glen Abbey Lane, Lakeland,

33810, and more particularly described as:

Lot 577, HIGHLAND FAIRWAYS PHASE III-B, according to the plat thereof recorded in Plat Book 90, pages 5 and 6, of the public records of Polk County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

DATED: AUG 22 2023
 Default Date: Sept. 28, 2023

Stacy M. Butterfield
 Clerk of the Court for Polk County, Florida
 By: /s/ Asuncion Nieves
 Deputy Clerk

DI MASI BURTON, P.A.
 the Plaintiff's attorney,
 801 N. Orange Avenue,
 Suite 500,
 Orlando, Florida 32801
 September 1, 8, 2023 23-01233K

FIRST INSERTION

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

532022CA003505000000

HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.

JAVIER LLERA ROLON; ADALBERTO LLERA PABON; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on August 9, 2023 in Case No. 2022CA003505, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JAVIER LLERA ROLON and ADALBERTO LLERA PABON are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on September 26, 2023, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 18, Reserve at Highland Meadows, according to the map or plat thereof, as recorded in Plat Book 164, Page(s) 41

September 1, 8, 2023 23-01229K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.:

2023CA005251000000

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES SERIES 2006-HE10, Plaintiff, vs. CARLA CHIN, et al., Defendants.

TO: UNKNOWN SPOUSE OF CARLA CHIN

Current Residence Unknown

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE NORTH 90 FEET OF THE SOUTH 574.75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 26 EAST, LESS AND EXCEPT THE WEST 540 FEET THEREOF.

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

through 42, of the Public Records of Polk County, Florida, with the following street address: 375 Eaglecrest Drive, Haines City, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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.

Dated this 22nd day of August, 2023.
 /s/ Shay M. Beaudoin
 PATRICK H. WILLIS, ESQUIRE
 Florida Bar No.: 526665
 pwillis@willisoden.com
 SHAY M. BEAUDOIN, ESQUIRE
 Florida Bar No.: 1024968
 sbeaudoin@willisoden.com
 WILLIS | ODEN
 390 N. Orange Avenue, Suite 1600
 Orlando, FL 32801
 Telephone: (407) 903-9939
 Attorneys for Plaintiff
 113340-0005
 September 1, 8, 2023 23-01229K

September 1, 8, 2023 23-01229K

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before September 28, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this day of AUG 23 2023.

STACY M. BUTTERFIELD, CPA
 As Clerk of the Court
 (SEAL) By Asuncion Nieves
 As Deputy Clerk

De Cubas & Lewis, P.A.,
 Attorney for Plaintiff,
 PO BOX 5026,
 CORAL SPRINGS, FL 33310
 23-00446
 September 1, 8, 2023 23-01242K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
 manateeclerk.com

SARASOTA COUNTY
 sarasotaclerk.com

CHARLOTTE COUNTY
 charlotteclerk.com

LEE COUNTY
 leeclerk.org

COLLIER COUNTY
 collierclerk.com

HILLSBOROUGH COUNTY
 hillsclerk.com

PASCO COUNTY
 pascoclerk.com

PINELLAS COUNTY
 pinellasclerk.org

POLK COUNTY
 polkcountyclerk.net

ORANGE COUNTY
 myorangeclerk.com

PUBLISH YOUR LEGAL NOTICE

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

or email
 legal@businessobserverfl.com

Business Observer

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2023-CA-005053

MIDFLORIDA CREDIT UNION, Plaintiff, vs. HERMAN K. COOMBER; UNKNOWN SPOUSE OF HERMAN K. COOMBER; TITO O. COOMBER; UNKNOWN SPOUSE OF TITO O. COOMBER; HENRY A. COOMBER; UNKNOWN SPOUSE OF HENRY A. COOMBER; TENANT #1; TENANT #2; AQUA FINANCE, INC.; CSC; STATE OF FLORIDA; POLK COUNTY, A POLITICAL SUBDIVISION; DONALD C. BALLEW; MARITZA M. MANCERA; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.

TO: MARITZA M. MANCERA and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANTS.
 YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:

Lot 10, LAUREL POINTE, according to the plat thereof recorded in Plat Book 65, Page 33 of the Public Records of Polk County, Florida.
 Parcel ID No.: 24-29-06-27760-000100
 Property Address: 626 E. Laurel Pointe Drive, Lakeland, Florida 33813

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before October 2, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATE: 8/23/2023
 STACY M. BUTTERFIELD
 Clerk of the Court
 By: Tamika Joiner, Deputy Clerk
 Gregory A. Sanoba, Esquire,
 422 South Florida Avenue,
 Lakeland, Florida 33801
 September 1, 8, 2023 23-01222K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:

2023CA-000685-0000-00 TOWNE MORTGAGE COMPANY, Plaintiff, vs. TANIA J. CRUZ MUNOZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 28 day of September 2023, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 40 FEET OF LOT 132, ALL OF LOT 133, AND THE NORTH 25 FEET OF LOT 134, INWOOD-NO. 1 AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 40-A THROUGH 40-C, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 819 NW 26TH STREET, WINTER HAVEN, FL 33881

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 22 day of August 2023.
 By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 De Cubas & Lewis, P.A.
 PO 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
 23-00397
 September 1, 8, 2023 23-01224K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:

2023CA-000515-0000-00 PLANET HOME LENDING, LLC, Plaintiff, vs. ADRIAN HERNANDEZ MARTINEZ; CASTLE CREDIT CO HOLDINGS, LLC; TIVOLI RESERVE PROPERTY OWNERS ASSOCIATION, INC.; AMANDA HERNANDEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 20 day of September 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 121, OF TIVOLI RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 1351 POMPAY DRIVE, DAVENPORT, FL 33896

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 23 day of August 2023.
 By: /s/ Lindsay Maisonet
 Lindsay Maisonet, Esq.
 Bar Number: 93156
 De Cubas & Lewis, P.A.
 PO 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
 23-00096
 September 1, 8, 2023 23-01225K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 53 2019 CA 000162

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42, Plaintiff, vs. COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN HEIRS OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO.

2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated February 7, 2023 and an Order Resetting Sale dated August 11, 2023 and entered in Case No. 53 2019 CA 000162 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-42 is Plaintiff and COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN HEIRS OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VALERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCI-

ANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on September 15, 2023, the following described property as set forth in said Order and Final Judgment, to-wit: LOT 3, IN BLOCK 3016, OF POINCIANA NEIGHBORHOOD 6 VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 29 THROUGH 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
 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 August 24, 2023.

By: /s/ Lisa Woodburn
 Lisa A Woodburn
 Florida Bar No.: 11003
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 1496-178381 / SM2
 September 1, 8, 2023 23-01230K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2020-CA-000346

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. JESMARIE ALVIRA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 17, 2023, and entered in Case No. 53-2020-CA-000346 of the Circuit Court of the Tenth Judicial Cir-

cuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC, is the Plaintiff and Jesmarie Alvira, Castle Credit Co Holding, LLC, Lake Eloise Pointe Homeowners Association Inc., Unknown Party#1 N/K/A Lucia Diaz, 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 September 14, 2023 the following described property as set forth in said Final Judgment of Foreclosure:
 LOT 87, OF LAKE ELOISE POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGES

27 THROUGH 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 A/K/A 460 LAKE ELOISE POINTE BLVD, 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 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.
 Dated this 16 day of August, 2023.

ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida. Bar # 106621
 Justin Ritchie, Esq.
 CT - 19-024681
 Aug. 25; Sept. 1, 2023 23-01218K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-2852
IN RE: ESTATE OF WILLIAM WADE HOOVER, JR. A/K/A WILLIAM W. HOOVER Deceased.

The administration of the estate of William Wade Hoover, Jr. a/k/a William W. Hoover, deceased, whose date of death was April 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Tina Jernigan
 6339 Muck Pond Road
 Seffner, Florida 33584
 Attorney for Personal Representative:
 /s/ Benjamin C. Sperry
 Benjamin C. Sperry, Attorney
 Florida Bar Number: 84710
 SPERRY LAW FIRM
 1607 S. Alexander Street,
 Suite 101
 Plant City, Florida 33563-8421
 Telephone: (813) 754-3030
 Fax: (813) 754-3928
 E-Mail: hesperry@sperrylaw-pc.com
 Secondary E-Mail:
 pleadings@sperrylaw-pc.com
 Aug. 25; Sept. 1, 2023 23-01213K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP002672
Probate Division
IN RE: ESTATE OF BARBARA MILDRED BEALS Deceased.

The administration of the estate of BARBARA MILDRED BEALS, deceased, whose date of death was April 25th, 2023 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
/s/ Nancy Henneberger
NANCY HENNEBERGER
 216 Citrus Isle Loop,
 Davenport, FL 33837
 Attorney for Personal Representative:
 /s/ Thomas R. Walser
 THOMAS R. WALSER, ESQ.
 Attorney for Personal Representative
 E-mail Addresses:
 trwalseri@floridaprobatefirm.com
 Florida Bar No. 116596
 Florida Probate Law Firm, PLLC
 4800 N. Federal Highway,
 Suite 106D
 Boca Raton, Florida 33431
 Telephone: (561) 210-5500
 Aug. 25; Sept. 1, 2023 23-01206K

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 2023CP-003031
IN RE: ESTATE OF KENNETH LYNN HAGEN Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE ARE NOTIFIED THAT:

The administration of the estate of KENNETH LYNN HAGEN, deceased, File Number: 2023 CP-003031, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was December 30, 2022; that the total value of the estate is Unknown; and, that the names and address of the Petitioner and the Petitioner's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against the estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with

this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS FOREVER BARRED.

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

The date of the first publication of this Notice is: Friday August 25th, 2023.

Petitioner:
/s/ Kenneth D. Hagen
KENNETH D. HAGEN
 Attorney for Petitioner:
 /s/ David Wilson
 DAVID WILSON IV, ESQUIRE
 FL Bar No. 0103204
 THE WILSON ADVOCACY GROUP, P.A.
 P.O. Box 3142
 Winter Haven, FL 33885
 Phone: (863) 401-8155
 Fax: (863) 401-9924
 Primary:
 info@wilsonadvocacygroup.com
 Attorney for Kenneth D. Hagen
 Aug. 25; Sept. 1, 2023 23-01204K

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23 CP 002237
IN RE: ESTATE OF JOHN CARL STACHITUS A/K/A JOHN C. STACHITUS A/K/A JOHN STACHITUS Deceased.

The administration of the estate of John Carl Stachitus a/k/a John C. Stachitus a/k/a John Stachitus, deceased, whose date of death was January 1, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, CC4 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 25, 2023.

Laura Wittig
Personal Representative
 244 W. Vine Street
 Apt. B423
 Murray, Utah 84107
 MICHAEL T. HEIDER, CPA
 Attorney for Personal Representative
 Florida Bar Number: 30364
 MICHAEL T. HEIDER, P.A.
 2629 McCormick Drive, Suite 102
 Clearwater, Florida 33759
 Telephone: (727) 235-6005
 Fax: (888) 615-3326
 E-Mail: michael@heiderlaw.com
 Secondary E-Mail:
 probate@heiderlaw.com
 Aug. 25; Sept. 1, 2023 23-01196K

SECOND INSERTION

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

CASE NO.: 2023-CC-001286
JUDGE: HOPE M. PATTEY LIEN & MEAN, LLC, a Florida limited liability company Plaintiff, v. DANIEL CHAPOVAL FERNANDES, UNKNOWN SPOUSE OF DANIEL CHAPOVAL FERNANDES, VANESSA MAY FERMIN, UNKNOWN SPOUSE OF VANESSA MAY FERMIN AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.

TO: DANIEL CHAPOVAL FERNANDES, UNKNOWN SPOUSE DANIEL CHAPOVAL FERNANDES, VANESSA MAY FERMIN and UNKNOWN SPOUSE OF VANESSA MAY FERMIN, 1423 Louisiana Street, Jacksonville, FL 32209, and all parties having or claiming to have any right, title or interest in the property herein described and all parties claiming interests by, through, under or against DANIEL CHAPOVAL FERNANDES, UNKNOWN SPOUSE DANIEL CHAPOVAL FERNANDES, VANESSA MAY FERMIN and UNKNOWN SPOUSE OF VANESSA MAY FERMIN.

YOU ARE NOTIFIED THAT an action for foreclosure of a mortgage has been filed against you on property located in Polk County, Florida, further identified as:

Parcel ID: 22-26-02-000000-034020

THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH,

RANGE 22 EAST, POLK COUNTY, FLORIDA. BEING TRACT 92 OF UNRECORDED SURVEY.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

You are required to serve a copy of your written defenses, if any, to it on RENE S. GRIFFITH, ESQUIRE, Plaintiff's attorney, whose address is 4260 SE Federal Highway, Stuart, Florida 34997, on or before September 25, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.

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

Dated this 18 day of August, 2023.

STACY M. BUTTERFIELD
Clerk Of Court
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk

RENE S. GRIFFITH, ESQUIRE,
Plaintiff's attorney
4260 SE Federal Highway,
Stuart, Florida 34997
reng@beamanbuyland.com
Aug. 25; Sept. 1, 2023 23-01201K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:

2023CA-000443-0000-00
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRED C. STONE, SR. A/K/A FREDERICK CHARLES STONE; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; FREDERICK CHARLES STONE, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 22 day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

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

PROPERTY ADDRESS: 658 BEAR CT, POINCIANA, FL 34759

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

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

Dated this 22 day of August 2023.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

Submitted by:
De Cubas & Lewis, P.A.
PO 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
23-00078
Aug. 25; Sept. 1, 2023 23-01221K

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. 2022CA002957000000
Freedom Mortgage Corporation, Plaintiff, vs. Sonia I. Velazquez, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002957000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Sonia I. Velazquez; Horacio Velazquez; Aqua Finance, Inc.; Marbella at Davenport Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 74, MARBELLA AT DAVENPORT, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29 AND 30, 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, 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 18th day of August, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 21-F01525
Aug. 25; Sept. 1, 2023 23-01194K

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
May 22, 2023

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

TIMESHARE PLAN: ORLANDO BREEZE RESORT

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

Contract Number: M91483992
-- GARY MEDLIN and PATRICIA M MEDLIN, ("Owner(s)"), 1410 N LEAMINGTON AVE, CHICAGO, IL 60651 Week 44 in Unit No. 0007/ Building A/ Fractional Interest 1.923%/Amount Secured by Lien: \$8,761.84/Lien Doc #2019169859/Assign Doc #2019170277

Contract Number: M92901818

SECOND INSERTION

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

CASE NO: 2021-CA-002523
TRINITY FINANCIAL SERVICES, LLC, Plaintiff, v. MARY ALFIERI, Defendant.

NOTICE IS HEREBY GIVEN that pursuant to the In Rem Final Judgment of Mortgage Foreclosure entered on August 8, 2023 in Civil Case Number 2021-CA-002523 in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein TRINITY FINANCIAL SERVICES, LLC is the Plaintiff and MARY ALFIERI is the Defendant, Stacy M. Butterfield, the Polk County Clerk of Courts & County Comptroller, will sell to the highest and best bidder for cash online at the following website: www.polk.realforeclose.com beginning at 10:00 a.m. EST on September 12, 2023 in accordance with Chapter 45, Florida Statutes, the following described property in Polk County, Florida, as set forth in the In Rem Final Judgment of Mortgage Foreclosure, to wit:

LOT 7, BLOCK 120, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 19 THROUGH 31, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SUBJECT PROPERTY ADDRESS:
704 FISHER DRIVE, KISSIMMEE, FLORIDA 34759
A/K/A 704 FISHER DRIVE, POINCIANA, FLORIDA 34759 (PER PROPERTY APPRAISER)

PARCEL IDENTIFICATION NUMBER: 28-27-24-934010-120070.
THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.
IF THIS PROPERTY IS SOLD AT

-- CYNTHIA WOOD and CELIA A WILLIAMS, ("Owner(s)"), 314 HORSESHOE DR, SOMERSET, KY 42501 and 509 TRADE WIND PL APT 105, CHESEAPEAKE, VA 23323 Week 35 in Unit No. 0036/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$19,048.70/ Lien Doc #2021119990/Assign Doc #2021121208

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee,
801 Northpoint Parkway,
Suite 64,
West Palm Beach, FL 33407
Aug. 25; Sept. 1, 2023 23-01216K

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 NORTH BROADWAY AVENUE, BARTOW, FL 33830, (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: August 17, 2023
/s/ Ashland R. Medley, Esquire
Ashland R. Medley, Esquire/
FBN: 89578
ASHLAND MEDLEY LAW, PLLC
3111 North University Drive, Suite 718, Coral Springs, FL 33065
Telephone: (954) 947-1524/
Fax: (954) 358-4837
Designated E-Service Address: FLEservice@AshlandMedleyLaw.com
Attorney for the Plaintiff
Aug. 25; Sept. 1, 2023 23-01185K

SECOND INSERTION

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 No. 532019CA002449000000 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 Devin V. Estrada 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

SECOND INSERTION

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

532022CA003386000000
PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. LEO GORDON, III, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Rescheduled Foreclosure Sale dated August 10, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com, on September 18, 2023, the following described property:

Lot 3, in Block B, of Chelsea Oaks Phase Two-A, according to the Plat thereof, as recorded in Plat Book 156, Page 34, of the Public Records of Polk County, Florida.
Property Address: 6374 TORBRINGTON CIR, LAKELAND, FL 33811-0000

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

/s/ Andrew Arias
Andrew Arias, Esq. FBN: 89501
Attorneys for Plaintiff
Marinossi Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-01517 /
CASE NO.: 532022CA003386000000
Aug. 25; Sept. 1, 2023 23-01191K

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. 2017CA003961000000
HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed Pass-Through Certificates, Plaintiff, vs. Dwight Powell a/k/a Dwight M. Powell, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2017CA003961000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed Pass-Through Certificates is the Plaintiff and Dwight Powell a/k/a Dwight M. Powell; Genevieve Powell; Spanish Oaks Of Central Florida Homeowners Association, Inc.; United States of America, Department of the Treasury - Internal Revenue Service are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at,

SECOND INSERTION

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

CASE NO.: 2023CA-004449-0000-00
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERRY MCLENDON, et al., Defendants.

TO: LATASHA MCLENDON AKA LATASHA NICOLE BROOME
YOU ARE NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property:

THE NORTH HALF (N 1/2) OF LOT 23 AND ALL OF LOT 24, LAKE SHIPP HEIGHTS UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 15, 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 PO Box 5026, CORAL SPRINGS, FL 33310 on or before September 18, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida 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 11 day of August, 2023.
STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By Asuncion Nieves
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-00948
Aug. 25; Sept. 1, 2023 23-01220K

www.polk.realforeclose.com, beginning at 10:00 AM on the 13th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 33, SPANISH OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 35, 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, 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 18th day of August, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 16-F05741
Aug. 25; Sept. 1, 2023 23-01193K

10:00 A.M. on September 19, 2023, the following described property as set forth in said Final Judgment, to-wit:
LOT 23, PRESERVE AT SUNDANCE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 44 AND 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY

ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.
Submitted By: ATTORNEY FOR PLAINTIFF:
LOGS LEGAL GROUP LLP
2424 North Federal Highway,
Suite 360
Boca Raton, Florida 33431
(561) 998-6700
(561) 998-6707
19-317495 FC01 CXP
Aug. 25; Sept. 1, 2023 23-01205K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0026340000XX Division: Probate/Sec 14 IN RE: ESTATE OF HONOR MAY RAMSEY Deceased.

The administration of the estate HONOR MAY RAMSEY, deceased, whose date of death was June 9, 2023 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative: /s/ Crispian Sears CRISPAN SEARS

3838 Prairie Creek Lane, Saginaw, MI 48603 Attorney for Personal Representative: THOMAS R. WALSER, ESQ. Email Address: trwalsers@floridaprobatefirm.com Florida Bar No. 116596 Florida Probate Law Firm, PLLC 4800 N. Federal Highway, Suite 106D Boca Raton, Florida 33431 Aug. 25; Sept. 1, 2023 23-01186K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-002866-0000-XX IN RE: ESTATE OF WILLIAM FREDERICK LEES Deceased.

The administration of the estate of William Frederick Lees, deceased, whose date of death was June 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative: Melissa Margaret Burkley

406 Horseshoe Lane NE Winter Haven, Florida 33881 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughtn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mtturner@straughtnturner.com Secondary E-Mail: ahall@straughtnturner.com Aug. 25; Sept. 1, 2023 23-01207K

THIRD INSERTION

Notice of Action CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT POLK COUNTY, FLORIDA Case Number: 2023DR-0887 DIV/SEC: 01

IN THE MATTER OF: Patricia Dominguez, Mother, and Areli Cortez-Hernandez Father ACTION TO ESTABLISH PATERNITY ARELI CORTEZ-HERNANDEZ 3601 BAKER DAIRY ROAD, HAINES CITY FLORIDA 33844

YOU ARE NOTIFIED that an action for paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Mother's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before September 15, 2023, and file the original with the clerk of Polk County, Florida before service on the Mother or immediately thereafter. If you fail to do

so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.

Dated: 08/09/2023 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT By: Kimari Hales Deputy Clerk Aug. 18, 25; Sept. 1, 8, 2023 23-01161K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0023810000XX IN RE: ESTATE OF JOANN B. DUKE Deceased.

The administration of the estate of Joann B. Duke, deceased, whose date of death was 8/27/2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is August 25, 2023.

Personal Representative:

Kenneth Allan Duke 107 Mossy Oak Drive Davenport, FL 33837 Attorney for Personal Representative: Bruce A. McDonald Florida Bar No. 263311 McDonald Fleming Attorneys for Personal Representative 707 E. Cervantes St. Suite B, PMB # 137 707 E. Cervantes St. Pensacola, FL 32501-3286 (850) 346-7926 bamcdonald@pensacolalaw.com kweston@pensacolalaw.com Aug. 25; Sept. 1, 2023 23-01199K

FOURTH INSERTION

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

CASE NO.: 2022-CA-4023 BASHIRU SALISU AND ESTHER LAYODE, Plaintiffs, v. EDELINDA TORRES-VDA DE BENITEZ; AND CLAUDINE ESTACHE; JANE DOE THE PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS L. FLOYD; POLK COUNTY CLERK OF COURTS; VICKIE GRANT; MICHELLE FEJERANG; and JAMIE COURTNEY, Defendants.

To EDELINDA TORRES-VDA DE BENITEZ:

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: W1/2 OF E1/2 OF S1/2 OF SE1/4 OF SE1/4 OF NE1/4 LESS MINERAL RIGHTS BEING BLK 49 LOT 241 More commonly known as: 0 Commonwealth Avenue, Polk City, FL 33868 has been filed by Plaintiffs, BASHIRU SALISU AND ESTHER LAYODE, and you are required to serve a copy of

your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 9-7-23 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 1st day of August, 2023.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Lori Armijo Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Aug. 11, 18, 25; Sept. 1, 2023 23-01136K

FOURTH INSERTION

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

CASE NO.: 2023-CA-000265-0000-00 PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v.

JACQUES OBAS, JOHNISHA WRIGHT, Individually and as parent and guardian of NARAJI OBAS, a minor, LAKELAND REGIONAL MEDICAL CENTER, INC., UNIQUE CHIROPRACTIC, INC. d/b/a FLORIDA SPINE AND INJURY INSTITUTE, POLK COUNTY BOARD OF COUNTY COMMISSIONERS, on behalf of POLK COUNTY EMERGENCY MEDICAL SERVICES, ENRIQUE A. GOMEZ, ENRIQUE A. GOMEZ, JR., SOUTHERN-OWNERS INSURANCE COMPANY, Defendants.

To: JACQUES OBAS, whose present address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11408050020 that was issued to JACQUES OBAS with an effective date of 08/22/2002, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further

notified that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before a 9-7-2023, and file the original with the Clerk of the Court.

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

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

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

DATED 8-1-2023.

STACY M. BUTTERFIELD, As Clerk of the Court (SEAL) By: /s/ Lori Armijo As Deputy Clerk Robert E. O'Connell, Esq., Plaintiff's attorney, P. O. Box #5084, Deerfield Beach, FL 33442 telephone number (561) 999-3250 Aug. 11, 18, 25; Sept. 1, 2023 23-01139K

NOTICE OF DEFAULT AND INTENT TO FORECLOSE June 8, 2023

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

TIMESHARE PLAN: ORLANDO BREEZE RESORT

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

Contract Number: M93563951/M93564417 -- EDWIN FIORILO and ALICIA FIORILO, ("Owner(s)"), 1460 N TRAFALGAR CIR, HOLLYWOOD, FL 33020 and 425 SPRINGLAKE DR, DRIPPING SPRINGS, TX 78620 Week 5 in Unit No. 0106, 6/0106/ Building 1/ Fractional Interest 1.

SECOND INSERTION

Contract Number: M92852511 -- ANN GIBSON and MELVIN L GIBSON, and KAREN GIBSON HEREDIA and TRACY ANN TIPTON ("Owner(s)"), 26118 270TH ST, MARVILLE, MO 64468 and 26106 270TH STREET, MARYVILLE, MO 64468 and 18993 E RIVER RD, PALESTINE, MO 62451 Week 12 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$9,542.79/Lien Doc #2021188155/Assign Doc #2021192203

Contract Number: M92721155 -- ERLYN LISBONY and LYNETTE CANNON, ("Owner(s)"), 17303 LORING LN, SPRING, TX 77388 and 3023 HELBERG RD, HOUSTON, TX 77092 aWeek 17 in Unit No. 0031/ Building D/ Fractional Interest 1.923%/Amount Secured by Lien: \$11,510.46/Lien Doc #2021272659/Assign Doc #2021275559 Resort.

Contract Number: M92832589 -- BRENDA C PERRY and WILLIAM V PERRY, ("Owner(s)"), 1813 POST OAK RD, KILGORE, TX 75662 Week 29 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$12,513.69/Lien Doc #2019169900/Assign Doc #2019170280

Contract Number: M93609528 -- THADDEUS A PODBIELSKI, ("Owner(s)"), 1319 OLD OSAGE RD, GATESVILLE, TX 76528 Week 35 in Unit No. 0111/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$6,293.87/Lien Doc #2021188155/Assign Doc #2021192203

Contract Number: M93583261 -- GARY L THOMASON and MARILYN K THOMASON, ("Owner(s)"), 2605 EAST

YOST ROAD, GLENCOE, OK 74032 Week 11 in Unit No. 0104/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$14,217.38/Lien Doc #2021188155/Assign Doc #2021192203

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407 Aug. 25; Sept. 1 2023 23-01217K

SECOND INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Lakeside Preserve Community Development District ("District") will hold the following two public hearings and a regular meeting:

Date: Wednesday, September 20, 2023
Hour: 11:30 a.m.
Location: Heritage Baptist Church
4202 Pipkin Creek Road
Lakeland, Florida 33811

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2021 - September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 - September 30, 2023)	Change in Annual Dollar Amount
Phase 1 - platted	135	1.0	\$645.16	\$724.81	\$79.65
Phase 2 - unplatted	160	0.5	\$316.31	\$316.31	\$0.00
Phase 3 - unplatted	166	0.5	\$316.31	\$316.31	\$0.00



The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 3281, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager 4860-8905-3798.1 Aug. 25; Sept. 1, 2023

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA-005056-0000-00
DAVID J. WATSON, and BETTY L. WATSON, Petitioners, v. ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, DECEASED; ESTATE OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF LETAH R. GLASSCOCK, DECEASED
Defendants.

TO: ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; ESTATE OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF LETAH R. GLASSCOCK, DECEASED, all addresses unknown

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

Lot 1, Block 3, Lena Vista Sub-division, according to the map or plat thereof, recorded in Plat

Book 13, Pages 42 & 42A, Public Records of Polk County, Florida. has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 8/14/2023
STACY M. BUTTERFIELD,
CLERK OF THE CIRCUIT COURT
 By: Jean Boyle
 As Deputy Clerk

Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309. Email: cadlawfirm@hotmail.com Default Date 9/20/2023 Aug. 18, 25; Sept. 1, 8, 2023 23-01167K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2020-CA-000806
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. COURTNEY CASSIE A/K/A COURTNEY LLOYD CASSIE A/K/A COURTNEY L. CASSIE, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 20, 2023, and entered in Case No. 53-2020-CA-000806 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 Courtney Cassie a/k/a Courtney Lloyd Cassie a/k/a Courtney L. Cassie, Michele Keisha Ann Grant a/k/a Michele Grant, Florida Housing Finance Corporation, Country Chase of Central Florida Homeowners Association, Inc., State of Florida, Department of Revenue, Cindy A. Zellner, Polk County, Florida Clerk of the Circuit Court, Tiffini Griffin-Norton f/k/a Tiffini Griffin, Unknown Party#1, Unknown Party#2, 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 September 18, 2023 the follow-

ing described property as set forth in said Final Judgment of Foreclosure:

LOT 52, COUNTRY CHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A 7810 COUNTRY CHASE AVE, LAKELAND, FL 33810

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 23 day of August, 2023.
ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida. Bar # 106621
 Justin Ritchie, Esq.
 CT - 20-004142
 Aug. 25; Sept. 1, 2023 23-01219K

FOURTH INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:

2023 CA 000510-0000-00
PEAK PROPERTY AND CASUALTY INSURANCE CORPORATION, Plaintiff, v. NESLIE B. JOHNSON, CAMILLA A. JOHNSON, SHEDRICK GRIFFIN, WATSON CLINIC, LLP, LAKELAND REGIONAL MEDICAL CENTER, INC., POLK COUNTY, FLORIDA, a Political Subdivision of the State of Florida, on behalf of POLK COUNTY EMERGENCY MEDICAL SERVICES, EMERGENCY PHYSICIANS, INC., d/b/a EMERGENCY RESOURCES GROUP, RADIOLOGY AND IMAGING SPECIALISTS OF LAKELAND, P.A., AND UNITED PARCEL SERVICE, INC., Defendants.

To: SHEDRICK GRIFFIN, whose present address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11406395657 that was issued to NESLIE B. JOHNSON with an effective date of 08/07/2002, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified

that you are required to serve a copy of your written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before a 9-7-2023, and file the original with the Clerk of the Court.

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

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

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

DATED 8-1, 2023.
STACY M. BUTTERFIELD,
 As Clerk of the Court
 (SEAL) By: /s/ Lori Armijo
 As Deputy Clerk
 Robert E. O'Connell, Esq.,
 Plaintiff's attorney,
 P. O. Box #5084,
 Deerfield Beach, FL 33442
 telephone number (561) 999-3250
 Aug. 11, 18, 25; Sept. 1, 2023 23-01138K

SECOND INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2023-CP-1921
In Re: Estate of: KENNETH LEON NADZAK Deceased.

The administration of the estate of KENNETH LEON NADZAK, deceased, File Number 2023-CP-1921 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 name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

ALL INTERESTED PERSON ARE 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 THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons claims or demands against decedent's estate on whom a copy of this notice if served within three months af-

ter the date of the first publications of this notice must file their claims with this Court WITHIN THREE MONTHS AFTER THE SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditor of the decedent and persons having a claim or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

DATED August 21, 2023.

/s/ Cheryl Lynn Trubenbach
Personal Representative:
Cheryl Lynn Trubenbach
 11610 Peachstone Lane
 Orlando, FL 32821
 /s/ Raymond J. Rotella
 Attorney for Personal Representative:
 Raymond J. Rotella, Esq.
 Kosto & Rotella, P.A.
 P.O. Box 113
 Orlando, Florida 32802
 Tel. (407) 425-3456
 Fax. (407) 423-9002
 Florida Bar No. 0157951
 rrotella@kostoandrotella.com
 dmeyer@kostoandrotella.com
 Aug. 25; Sept. 1, 2023 23-01203K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2022CA002320
LAND HOME FINANCIAL SERVICES, INC. Plaintiff(s), vs. GREGORIO JOSE POLANCO; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 9, 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 13th day of September, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 71, Summers Corner, according to the plat as recorded in Plat Book 162, Pages 50 through 52, of the Public Records of Polk County, Florida.

Property address: 324 Aberdeen Drive, Davenport, FL 33896
 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@padgettawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

AMERICANS WITH DISABILITIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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@padgettawgroup.com
 Attorney for Plaintiff
 TDP File No. 22-001211-1
 Aug. 25; Sept. 1, 2023 23-01215K

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. 2019CA000951000000
Deutsche Bank National Trust Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2, Plaintiff, vs. Eric D. Tucker a/k/a Eric Tucker a/k/a Eric Daniel Tucker, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA000951000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2 is the Plaintiff and Eric D. Tucker a/k/a Eric Tucker a/k/a Eric Daniel Tucker; Unknown Spouse of Eric D. Tucker a/k/a Eric Tucker a/k/a Eric Daniel Tucker; Jennifer Allena Tucker a/k/a Jennifer A. Tucker a/k/a Jennifer Tucker; State of Florida Department of Revenue; Lake Wales Hospital Corporation d/b/a Lake Wales Medical Center; Clerk of the Court, Polk County, Florida are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 12th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

THE WEST 75.3 FEET OF THE EAST 100.3 FEET OF THE SOUTH 143.6 FEET OF THE NORTH 168.6 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 28 EAST ALSO KNOWN AS PART OF LOT 1, BLOCK B OF FLOOD

& CARSON'S ADDITION TO FROSTPROOF, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 54 PUBLIC RECORDS OF POLK COUNTY, FLORIDA TOGETHER WITH:

THE EAST 25 FEET OF THE SOUTH 143.6 FEET OF THE NORTH 168.6 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 28 EAST, BEING PART OF SAID LOT 1, BLOCK B, A PORTION OF WHICH LIES WITHIN THE LIMITS OF THE RIGHT-OF-WAY FOR PEACHTREE AVENUE CLOSED BY ORDINANCE NUMBER 394. SUBJECT TO PERMANENT EASEMENT FOR EGRESS & INGRESS FOR THE MAINTENANCE OF CITY OWNED UTILITIES LOCATED THEREON IN THAT PORTION OF THE CLOSED PEACHTREE AVENUE.

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 18th day of August, 2023.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By: /s/ Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 16-F07852
 Aug. 25; Sept. 1, 2023 23-01192K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022CC006486
CHARLES COVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. VENET JORAM, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated August 11, 2023, in Case No.: 2022CC006486 of the County Court in and for Polk County, Florida, wherein CHARLES COVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and VENET JORAM, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 15, 2023, the following described property set forth in the Final Judgment of Foreclosure:

Lot 32, Lake Charles Resort Phase 1A, according to the plat as recorded in Plat Book 175, Pages 5 through 10, of the Public Records

of Polk County.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

DATED: August 21, 2023
 By: /s/ Carlos Arias
 Carlos Arias, Esquire
 Florida Bar No.: 820911
 ARIAS BOSINGER, PLLC
 280 W. Canton Avenue,
 Suite 330
 Winter Park, Florida 32789
 (407) 636-2549
 Aug. 25; Sept. 1, 2023 23-01198K

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. 532023CA000901000000
Citizens Bank, N.A., Plaintiff, vs. Scott A. Felton, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA000901000000 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Citizens Bank, N.A. is the Plaintiff and Scott A. Felton; Tara C. Felton are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK C, COMBEE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42,

PAGE 31, 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, 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 21st day of August, 2023.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By: /s/ Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 23-F00061
 Aug. 25; Sept. 1, 2023 23-01202K

SECOND INSERTION

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

CIVIL DIVISION
CASE NO. 532022CA000203000000
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARLAN H. WHITE, DECEASED; JACQUELYN ANN PENN A/K/A JACQUELYN A. PENN; BRYAN KEITH WHITE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 9, 2023, and entered in Case No. 532022CA000203000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CTT is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARLAN H. WHITE, DECEASED; JACQUELYN ANN PENN A/K/A JACQUELYN A. PENN; BRYAN KEITH WHITE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-

SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on September 18, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 6 AND 7, BLOCK 33, MAP OF DAVENPORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 58 AND 59 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

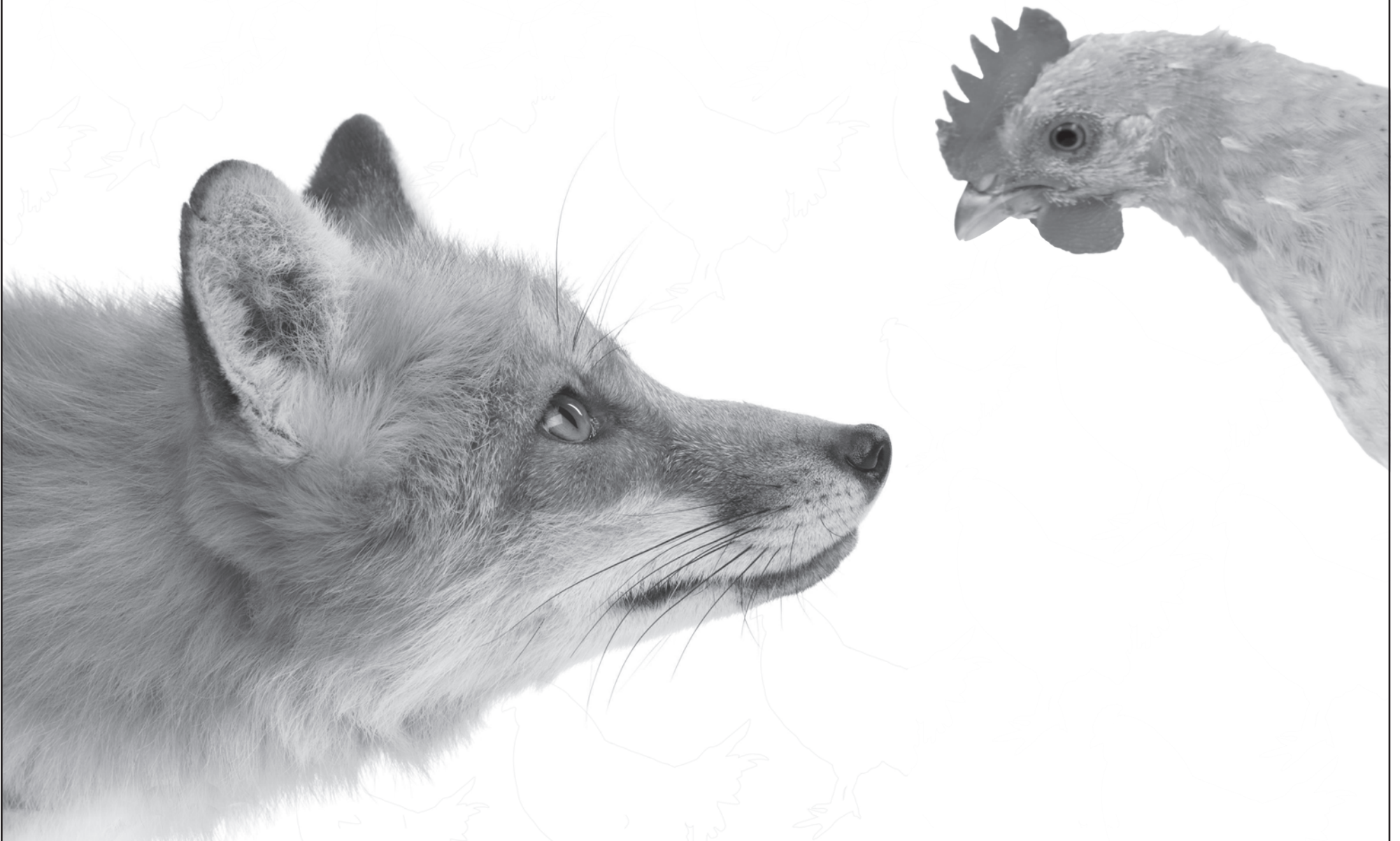
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED August 21, 2023.
 By: /s/ Ian Dolan
 Ian C. Dolan
 Florida Bar No.: 757071
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave.,
 Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail:
 answers@dallegal.com
 1460-183108 / SM2
 Aug. 25; Sept. 1, 2023 23-01211K

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers



PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust.

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

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

(Adapted from the Public Resource Notice Center)

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.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack.

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.

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.

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

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

Types of Public Notices

There are three standard types:
• Citizen participation notices inform the public about proposed government action and allow the public time to react to such proposals. One such example is a public hearing notice.

• Business and commerce notices

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

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

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

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

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette.

officials and outlying regions.

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

An important premise both in federal

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

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

Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century.

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.

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.

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

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

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

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required.

Newspapers: The best medium for public notices

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

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

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

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

Notices become historical records

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

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

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

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

Newspaper notices protect due process

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

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

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

