Public Notices

Business Ibserver PAGES 17-24

Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com SEPTEMBER 8 - SEPTEMBER 14, 2023 PAGE 17

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

FIRST INSERTION

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

53-2023-CP-003001-0000-XX IN RE: ESTATE OF FLORENCE RAE ERICKSON

Deceased. The administration of the estate of Florence Rae Erickson, deceased, whose date of death was March 1, 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 de-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-001847 IN RE: ESTATE OF VIVIAN BUCKMAN Deceased.

The administration of the estate of VIVIAN BUCKMAN, deceased, whose date of death was February 27, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division. the address of which is 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File #2023 CP2861 IN RE: THE ESTATE OF PATRICIA ANN JONES,

Deceased. The administration of the estate of PATRICIA ANN JONES, deceased, whose date of death was May 25, 2023, File Number 2023 CP2861, is pending in the Circuit Court for Polk County,

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

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

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

The date of first publication of this notice is September 8, 2023. Personal Representative:

James E. Stone 2986 Beechridge Cove

Memphis, Tennessee 38128 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com September 8, 15, 2023 23-01272K

FIRST INSERTION

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 8, 2023.

Personal Representative:

Desiree Sanchez 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Attorney for Personal Representative: /s/ Desiree Sanchez Desiree Sanchez, Attorney Florida Bar Number: 10082 SANCHEZ LAW GROUP PA 605 E. Robinson Street. Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (888) 224-0664 E-Mail: dsanchez@sanchezlaw.com Secondary E-Mail: maria@sanchezlaw.com September 8, 15, 2023 23-01285K

FIRST INSERTION

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

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

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

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

File No. 2023CP0029270000XX Division Probate IN RE: ESTATE OF JANINE HAGN HOWARD Deceased.

The administration of the estate of Janine Hagn Howard, deceased, whose date of death was April 3, 2023, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is PO Box 9000, Drawer #CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

and other persons having claims or demands against decedent's estate must

FIRST INSERTION

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

CASE NO. 2023CP0020060000XX IN RE: ESTATE OF JAVARCEA MORTON

Deceased.

The administration of the estate of Javarcea Morton, deceased, whose date of death was May 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, 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 WITH-

FIRST INSERTION

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

CASE NO. 532023CA004325000000 MIDFIRST BANK

Plaintiff, v.

DELEON S. LEWIS: UNKNOWN SPOUSE OF DELEON S. LEWIS; UNKNOWN TENANT 1; **UNKNOWN TENANT 2; ANDOVER** HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; UNITED STATES OF AMÉRICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

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

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

The date of first publication of this notice is September 8, 2023. Personal Representative: John Purdy Howard 8700 Green Street Port Richey, Florida 34668 Attorney for Personal Representative: Nicole Martins, Esq., Attorney Florida Bar Number: 109526 The Martins Law Firm, PA 999 Brickell Avenue, Suite 410 Miami, Florida 33131 Telephone: (786) 403-6838 Fax: (754) 336-3499

E-Mail: nicole@martinslegal.com Secondary E-Mail: probate@martinslegal.com September 8, 15, 2023 23-01261K

IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is September 8, 2023. Personal Representative: India Porter

511 North 6th Street

Haines City, Florida 33844 Attorney for Personal Representative: /s/ William M. Bromley William M. Bromley, Esq. Florida Bar Number: 123502 ELLIS LAW GROUP, P.L. Attorney for Personal Representative 4755 Technology Way, Suite 205 Boca Raton, Florida 33431 Telephone: (561) 910-7500 Fax: (561) 910-7501 E-Mail: bill@ellis-law.com Secondary E-Mail: service@ellis-law.com September 8, 15, 2023 23-01278K

bidder, for cash, online at www.polk.

realforeclose.com, on September 28,

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

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

2023 beginning at 10:00 ÅM.

unclaimed.

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 53-2022-CA-003399 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY MICHEL A/K/A MARY LOUISE MICHEL, DECEASED; ERIC RICHARDSON; BRANDON RICHARDSON; JERRY RICHARDSON; BRANDI RICHARDSON; BRIANNA RICHARDSON: CATHY ESTES: 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 22, 2023, and entered in Case No. 53-2022-CA-003399 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUST-EE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDI-TORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF MARY MICHEL A/K/A MARY LOUISE MICHEL, DECEASED; ERIC RICHARDSON; BRANDON RICHARDSON; JERRY RICHARD-SON; BRANDI RICHARDSON; BRIANNA RICHARDSON; CATHY ESTES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING 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 October 6, 2023, the following described prop-erty as set forth in said Order or Final

Judgment, to-wit: LOT 36, OF SOMERVILLE ES-TATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 69, PAGE 41, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

Pursuant to 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 8/31/2023

By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 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 1460-186737 / BJB September 8, 15, 2023 23-01268K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2022CA001356 **Division 04**

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-10 Plaintiff, vs.

BARBARA DAVIS A/K/A BARBARA A. DAVIS , UNKNOWN SPOUSE OF BARBARA DAVIS A/K/A BARBARA A. DAVIS; TOWNE & COUNTRY HOMEOWNERS

KET SQ EAST, LAKELAND, FL 33813; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www. polk.realforeclose.com on November 3, 2023 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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 September 5, 2023 By:/s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Invoice to: Rvan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/2117069/CMP September 8, 15, 2023 23-01283K

Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

The date of first publication of this Notice is September 8, 2023. Personal Representative: /s/ Lester Johns, Jr. LESTER JOHNS, JR. 1221 D Road Loxahatchee, Florida, 33470 Attorney for Personal Representative: /s/ Carol L. Hill Carol L. Hill, Esquire Florida Bar No. 52227 chill@carol-hill.com 101 E Wall Street Frostproof, FL 33843 (863) 635-4400 Fax (863) 978-1761 23-01280K September 8, 15, 2023

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 24, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court. shall sell the property situated in Polk County, Florida, described as: LOT 78, ANDOVER, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE(S) 25 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 1615 MERRIMACK CT, DAVENPORT, FL 33837-0000 at public sale, to the highest and best court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated at St. Petersburg, Florida

this 5th. day of September, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000008883 September 8, 15, 2023 23-01277K

FIRST INSERTION

ASSOCIATION, INC. , AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 6. 2023, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

THE EAST 8.67 FEET OF LOT 81 AND THE WEST 7.33 FEET OF LOT 80, TOWNE AND COUNTRY, AS PER THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 73 PAGE 10 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

Fictitious Name Notice Software Development by Telostria Notice is hereby given that Justin Henry and Dennae Jones, desiring to engage in business under the fictitious name of Telostria located at 421 Perch

Pl, Lakeland, FL 33801 intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 23-01281K September 8, 2023

FIRST INSERTION

Notice is hereby given that JOSHUA GARCIA, OWNER, desiring to engage in business under the fictitious name of VANGUARD SEO SERVICES located at 171 PINTAIL LN, APT 207, DAV-ENPORT, FLORIDA 33896 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 8, 2023 23-01274K

CitySwitch, LLC is proposing to construct a 165-foot overall height monopole telecommunications structure located off Diesel Road, Mulberry, Polk County, Florida (N27° 53' 34.6", W81° 58' 54"). CitvSwitch, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 23-001722 DMG 23-01284K September 8, 2023



Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication



and commonly known as: 448 MAR-

FIRST INSERTION

Public Auction

A American Self Storage will have an auction for units 13,5C at 1019 Triangle St Lakeland FL 33805. A American Self Storage gives Public Notice of the disposal of property for the default of the lease agreement pursuant to florida statues section 83.801-83.809 on the following individuals: Regina Myers Unit 3 - personal items Clarence Green Unit 5c- personal items The contents of these units shall be dispursed on or after Oct 4th at 11 Am. September 8, 15, 2023 23-01279K

POLK COUNTY

NO LATER THAN THE DATE THAT

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE

REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

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

than 7 days; if you are hearing or voice

Dated this 29 day of August 2023.

Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

Bar Number: 93156

23-01257K

impaired, call 711.

Submitted by:

PO Box 5026

23-00159

De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

R. JUD. ADMIN 2.516

September 8, 15, 2023

eservice@decubaslewis.com

are entitled, at no cost to you, to

MAY CLAIM THE SURPLUS.

FIRST INSERTION NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Friday, September 15, 2023 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http://lakeashton2cdd.com, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Wednesday, September 13, 2023 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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.

Jason Greenwood, District Manager September 8, 2023

FIRST INSERTION

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

CASE NO. 2019CA003209000000 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

DEMETRIUS TORMEL BERRIEN SR; SHARONDA L. BERRIEN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA; TADLOCK **ROOFING, INC.; 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 14, 2023, and entered in Case No. 2019CA003209000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVIC-ING, LLC is Plaintiff and DEMETRIUS TORMEL BERRIEN SR; SHARONDA L. BERRIEN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA; TAD-LOCK ROOFING, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www. polk.realforeclose.com, 10:00 a.m., on October 13, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

THE WEST 1/2 OF THE WEST 1/4 OF THE NORTHWEST

1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR SHELL ROAD.

23-01262K

Property address: 6981 Snell Road, Bartow, FL 33830 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

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 23, 2023. By: Kathleen Achille Florida Bar No.: 166200 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Åve., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1463-179823 / CLW September 8, 15, 2023 23-01256K

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-000807-0000-00 VILLAGE CAPITAL & INVESTMENT LLC.

Plaintiff, vs.

ALLEN JAY BAILEY; ROSALIE GUASCH: 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. BUT-TERFIELD, 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:

LOTS 1 AND 4, BLOCK C, SKY-LINE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 738

STRAIN BLVD, LAKELAND, FL 33815 IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

Notice of Foreclosure Sale

CASE NO .:

2023CC002870000000

JUDGE: HOPE M. PATTEY

GAZZA FAMILY FUN, LLC, a

FELICIA LYNN ISAAC,

Plaintiff, v.

ANY, Defendants.

to wit:

033200

Florida limited liability company

LYNN ISAAC, AND UNKNOWN

TENANT(S) IN POSSESSION, IF

the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Flori-

da, whereby Gazza family fun, LLC, a

Florida limited liability company, is the Plaintiff and FELICIA LYNN ISAAC,

UNKNOWN SPOUSE OF FELICIA

LYNN ISAAC AND UNKNOWN TENANT(S) IN POSSESSION are the

Defendants. Stacy M. Butterfield as

the Clerk of the Circuit Court will sell to the highest and best bidder for cash

at www.polk.realforeclose.com at 10:00

a.m. on September 26, 2023 the fol-lowing described property as set forth

in the Final Judgment of Foreclosure,

Parcel ID: 22-26-11-000000-

W1/2 OF W1/2 OF N1/2 OF

SE1/4 OF NW1/4 OF NW1/4

BEING TRACT 27 OF UNRE

FIRST INSERTION

RANCHO BONITO IN THE COUNTY COURT OF THE TOGETHER WITH all the improvements now or hereafter erected on the property, and all 10 TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. easements, appurtenances, and fixtures now or hereafter a part

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

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

/s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff GAZZA FAMILY FUN, LLC 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101 reneg@beamanbuyland.com September 8, 15, 2023

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA000305000000 NATIONS DIRECT MORTGAGE,

LLC, Plaintiff, VS. LUIS E. ORTIZ SANTIAGO;

ANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on October 10, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

ACCORDING TO THE PLAT

FIRST INSERTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA GENERAL JURISDICTION

DIVISION

CASE NO. 2021CA002888000000

WELLS FARGO BANK, N.A.,

CREDITORS, TRUSTEES, AND

INTEREST BY, THROUGH,

ALL OTHER PARTIES CLAIMING

UNDER OR AGAINST THE ESTATE OF JAMES C. PERKINS

A/K/A JAMES CHANCE PERKINS,

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered in Case No. 2021CA002888000000 of

the Circuit Court of the TENTH Judi-

cial Circuit, in and for Polk County,

Florida, wherein Wells Fargo Bank,

N.A. is the Plaintiff and The Unknown

Heirs, Devisees, Grantees, Assign-

ees, Lienors, Creditors, Trustees, and

all other parties claiming interest by,

through, under or against the Estate of James C. Perkins a/k/a James Chance

Perkins, Deceased; Candace Holiday

Perkins a/k/a Candace H. Perkins a/k/a

Stellato f/k/a Candace Stellato f/k/a

Candace Renee Holidav are the De-

fendants, 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

Candace Perkins f/k/a Candace Renee

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

DECEASED, et al.,

Defendants.

Plaintiff, vs.

NOTICE OF FORECLOSURE SALE at 10:00 a.m. on the 22nd day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK A, MORN-INGSIDE PARK, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 36, PAGES 45 AND 46, 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 30th day of August, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File No. 21-F00994 September 8, 15, 2023 23-01259K

FIRST INSERTION

described property as set forth in said

Final Judgment, to wit: LOT 227, SOLIVITA-PHASE IIB, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 115, AT PAGES 34-38, PUBLIC RE-CORDS 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 30th day of August, 2023.

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106

File No. 21-F00349 23-01260K September 8, 15, 2023

FIRST INSERTION

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

IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-003607

PATTERSON GROVES

10, of the Public Records of Polk County, Florida. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-vision of certain assistance. Please contact the Office of the Court Administra tor, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days 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. John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff /s/ Alicia S. Perez Alicia S. Perez, Esquire 23-01276K September 8, 15, 2023

UNKNOWN SPOUSE OF FELICIA UNCLAIMED. If you are a person with a disability NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2023 and entered in Case No. 2023CC002870000000 of

impaired, call 711. Dated on August 28, 2023. 23-01258K

GRANTEES, OR OTHER CLAIM-

LOT 46, RIDGE OF DUNDEE,

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

DIVISION CASE NO. 2022CA001027000000 WELLS FARGO BANK, N.A.,

Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HILDA TORNATTA, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001027000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Hilda Tornatta, Deceased; Michael A. Leon a/k/a Michael Leon; Solivita Community Association, Inc.; Avatar Properties, Inc. d/b/a Solivita Club 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 a.m. on the 25th day of September, 2023, the following

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA. CASE No. 532023CA000467000000 MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHIRLEY M SPARGOS A/K/A SHIRLEY MARIE SPARGOS A/K/A SHIRLEY THURSTON MARIE SPARGOS A/K/A SHIRLEY THURSTON (DECEASED), ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated August 8, 2023 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on October 10, 2023, at 10:00 AM, at www.polk.realforeclose. com for the following described propertv:

LOT 19 OF HOLLINGSWORTH PARK, UNIT NO. 1, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIR-CUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN

PLAT BOOK 36, PAGE 5. 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. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Kyle Melanson Kyle Melanson, Esq. FBN 1017909 Our Case #: 22-001795-REV-FHA-F\532023CA000467000000\PHH September 8, 15, 2023 23-01270K

ADRIANNA EDME RAMOS SUNNOVA SLA MANAGEMENT, LLC: RIDGE OF DUNDEE HOMEOWNERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE. WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER** CLAIMANTS Defendant(s)

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 9, 2023 in Civil Case No. 2023CA000305000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NATIONS DIRECT MORTGAGE, LLC is the Plaintiff, and LUIS E. ORTIZ SANTIAGO; ADRI-ANNA EDME RAMOS; SUNNOVA SLA MANAGEMENT LLC: RIDGE OF DUNDEE HOMEOWNERS ASSO-CIATION, INC.; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

THEREOF, RECORDED IN PLAT BOOK 137, PAGE 8, 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, vou are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 5 day of September, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2023.09.05 16:11:12-04'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1100-714B September 8, 15, 2023 23-01282K

HOMEOWNERS ASSOCIATION. INC., a Florida not-for-profit corporation, Plaintiff, vs.

JANNETT MATTHEWS a/k/a JANNET MATTHEWS, individually; SECRETARY OF HOUSING AND **URBAN DEVELOPMENT;** Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 17, 2023, and entered in Case Number: 2022-CA-003607, of the Circuit Court in and for Polk County, Florida, wherein PATTERSON GROVES HOMEOWNERS ASSOCIA-TION, INC., is the Plaintiff, and JAN-NET MATTEHWS a/k/a JANNET MATTHEWS, individually: and SEC-RETARY OF HOUSING AND URBAN DEVELOPMENT; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www. polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 30th day of October, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, towit: Property Address: 3025 Patter-

son Groves Drive, Haines City, Florida 33897 Property Description: Lot 45, PATTERSON GROVES, according to the plat as recorded in Plat Book 138, pages 4 through

POLK COUNTY

FIRST INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2022-CA-003573-0000-00 SILVERLEAF RESORTS, LLC

Plaintiff. vs. HANDLIN ET AL.,

Defendant(s). Notice is hereby given that on 10/2/23at 10:00 a.m. Eastern time at www. polk.realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:

An undivided interest as tenantin-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147. Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Count I JAMES HANDLIN and

DEANNA HANDLIN, Interest 1.923%, Use Period No./Unit No. 32/0010, Building B, Count II MICHELLE CONRAD and BYRON CONRAD Interest 1.923%, Use Period No./

Unit No. 37/0035, Building E, The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-003573-0000-00. 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 1 year 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.

September 5, 2023 JERRY E. ARON, P.A. /s/ Jerry E Aron Jerry E. Aron, Esq Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com September 8, 15, 2023 23-01271K

FIRST INSERTION

NOTICE OF RULEMAKING FOR AMENDED AMENITY POLICIES AND RATES BY THE SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Solterra Resort Community Development District (the "District") on October 6, 2023 at 10:00 a.m. at the Solterra Resort Clubhouse, 5200 Solterra Boulevard, Davenport, Florida 33837.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt amended proposed rules related to the use of the District's amenity facilities. The public hearing will provide an opportunity for the public to address proposed rules that: (1) amend the rental deposit and amenity rental procedures and fees; and (2) update administrative provisions.

The proposed revisions, including rates, may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The pur-pose and effect of the Amended Amenity Facilities Rules and Policies is to provide for efficient District operations by setting policies, regulations, rates and fees to implement the provisions of section 190.035, Florida Statutes. Specific legal authority for the rule includes sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in Business Observer on September 1, 2023.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing to be held at the date, time and location stated above may be continued to a date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (321) 263-0132. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed amended Amenity Facilities Rules and Policies may be obtained by contacting the District Manager at Vesta District Services, 250 Interna-tional Parkway, Suite 208, Lake Mary, Florida 32746; Ph: (321) 263-0132.

September 8, 2023

FIRST INSERTION Notice Under Fictitious Name Law

Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Vintage Skills International located at 3520 E Gaskins Rd Lot 17, in the County of Pokl, in the City of Bartow, Florida 33830 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated at Bartow, Florida, this 30th day of August, 2023. Perfect Pickler Inc. 23-01264K September 8, 2023



OFFICIAL COURTHOUSE WEBSITES

Notes

1:23 -

Done

III LTE 🗩

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



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.

The West Orange Times carries public notices in Orange County, Florida

To publish your legal notice Email: legal@businessobserverfl.com



- Service includes us e-filing your affidavit to the Clerk's office on your behalf
- Simply email your notice to legal@ businessobserverfl.com



ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com



POLK COUNTY

20

FIRST INSERTION NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA004359000000

LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.

WILLIE WILLIAMS, III AKA WILLIE WILLIAMS; THERESA M. WILLIAMS AKA THERESA WILLIAMS, ET AL.

Defendants

To the following Defendant(s): WILLIE WILLIAMS, III A/K/A WIL-LIE WILLIAMS (CURRENT RESI-DENCE UNKNOWN)

Last Known Address: 79 COLEMAN ROAD, WINTER HAVEN, FL 33880 Additional Address: 1902 SAWFISH DR , KISSIMMEE, FL 34759

YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 28, JAN PHYL VILLAGE PARTIAL REPLAT OF UNIT TEN, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 51, PAGE 50, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 79 COLEMAN ROAD, WINTER HAVEN FLORIDA

33880

has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before Sept. 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.

WITNESS my hand and the seal of this Court this day of AUG 17 2023 STACY M. BUTTERFIELD POLK COUNTY CLERK OF COURT

(SEAL) By /s/ Asuncion Nieves As Deputy Clerk VAN NESS LAW FIRM, PLC,

Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE,

SUITE #110, DEERFIELD BEACH, FL 33442

FB18155-23/ng September 8, 15, 2023 23-01255K

FIRST INSERTION

Notice is hereby given that BROTH-ERS IN ARMS MULTI-SERVICES GROUP LLC, WILLIAM R BUTLER, BRANDON P TASKER, OWNERS, desiring to engage in business under the fictitious name of BROTHERS IN ARMS HOLDINGS located at 211 EAST MAIN STREET, LAKELAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

23-01263K September 8, 2023

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Xtreme Detailing Co. located at 1345 E Garv Rd Suite 18, in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

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

FIRST INSERTION

GENERAL JURISDICTION DIVISION CASE NO. 2023CA005178000000

WELLS FARGO BANK, N.A., AS TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2005-10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10, Plaintiff, vs. THE UNKNOWN HEIRS,

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

Defendant(s), TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TIMOTHY ALAN LEOP-ARD, DECEASED,

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

TO: JULIANNE LEOPARD,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage

on the following property: THE SOUTH 100 FEET OF THE NORTH 820 FEET OF THE W1/2 OF THE S 3/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST, LESS AND EXCEPT THE WEST 475 FEET THERE-

OF. ALSO THE RIGHT OF INGRESS AND EGRESS OVER AND

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA000896000000 THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2002-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2002-3, Plaintiff, vs. RACQUEL MAYNE, et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated August 2023, and entered in Case No. 2019CA000896000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORT-GAGE FUNDING TRUST, SERIES 2002-3 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFI-CATES, SERIES 2002-3, is Plaintiff and UNKNOWN HEIRS OF ROSE LIVINGSTON; POINCIANA VIL-ASSOCIATION OF POINCIANA VIL-LAGES, INC.; RACQUEL MAYNE; SOPHIA E. MAYNE; SHAWNETTE MAYNE; MELODY JOHNSON; STA-CY LIVINGSTON; KADEEM LIV-INGSTON; CLAUDIA LIVINGSTON; JAMES LIVINGSTON; ROBERTA VASSELL; FRANZ VASSELL; MAR-CUS VASSELL; SAMANTHA VAS-SELL: MERCEDES VASSELL: UN-KNOWN TENANT IN POSSESSION OF SUBJECT PROPERTY, are defendants. Stacy M. Butterfield, Clerk of

ACROSS A STRIP OF LAND DESCRIBED AS FELLOWS: THE SOUTH 60 FEET OF THE NORTH 880 FEET OF THE W1/2 OF THE S 3/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 11, TOWNSHIP 29 SOUTH RANGE 25 EAST. LYING EAST OF SPIRIT LAKE ROAD. AND ALSO OVER AND ACROSS A STRIP OF LAND DESCRIBED AS FOLLOWS: THE EAST 60 FEET OF THE WEST 475 FEET OF THE W1/2 OF THE S 3/4 OF THE SW1/4 OF THE NE1/4 OF SECTION

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/09/2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 1st day of September, 2023. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-101837 September 8, 15, 2023 23-01269K

Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk. realforeclose.com, at 10:00 a.m., on the 27TH day of SEPTEMBER, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 22, BLOCK 762, POIN-CIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, PUBLIC RE-CORDS 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. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness J. Anthony Van Ness, Esq. Florida Bar #: 391832 Email: TVanness@vanlawfl.com PHH13744-18/sap September 8, 15, 2023 23-01267K

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 2023-CC-003332 BRIDGEFORD CROSSING HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

TENTH JUDICIAL CIRCUIT

Plaintiff, vs. DAVINDER SINGH SANGHERA. et al..

Defendants.

TO: Davinder Singh Sanghera, 328 Lake Davenport Circle, Davenport, FL 33837 Jagjit Singh Sanghera, 328 Lake Davenport Circle, Davenport, FL 33837 Sarvjit Kaur Sanghera, 328 Lake Davenport Circle, Davenport, FL 33837 Unknown Spouse of Sarvjit Kaur Sanghera, 328 Lake Davenport Circle, Davenport, FL 33837

YOU ARE HEREBY NOTIFIED that an action has been commenced against you to Foreclose a Claim of Lien for unpaid Assessments owed to the Plaintiff on the following real property, lying and being situated in Polk County, Florida, more particularly described as follows: Lot 54 of BRIDGEFORD CROSSING, according to the Plat thereof, as recorded in Plat Book 140, Pages 10 and 11, of Public Records of Polk County, Florida.

This property is located at the street address of: 328 Lake Davenport Circle, Davenport, FL 33837

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon Shipwash Law Firm, P.A., Attorneys' for Plaintiff, whose address is: 225 S.

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2023CA004229000000 Division 07 MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, D/B/A RP FUNDING FORMERLY KNOWN AS R P FUNDING, INC. Plaintiff. vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KATHRYN BONANNO, DECEASED; DAWN HEBEIN, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; KATHRYN KRONCHER, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; CHRISTINA KHAN,

AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; VALERIE NORTON, AS KNOWN HEIR OF KATHRYN BONANNO. DECEASED; SALVATORE BONANNO, JR., AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KATH-RYN BONANNO, DECEASED CURRENT RESIDENCE UNKNOWN SALVATORE BONANNO, JR., AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED LAST KNOWN ADDRESS 6506 163rd Street, Apt LC Fresh Meadows, NY 11365 UNKNOWN SPOUSE OF SALVA-TORE BONANNO, JR. LAST KNOWN ADDRESS 6506 163rd Street, Apt LC Fresh Meadows, NY 11365

of Kass Shuler, P.A., plaintiff's attorney, You are notified that an action to P.O. Box 800.

Swoope Avenue, Suite 110, Maitland, FL 32751, on or before October 06, 2023 or 30 days after the first publication of this notice, whichever comes first, and file the original with the Clerk of the Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

This law firm is a "debt collector" under the Fair Debt Collection Practices Act. We are attempting to collect a debt, and any information obtained will be used for that purpose.

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

Witness my hand and Seal of said Court this 29 day of August, 2023.

Stacy M. Butterfield Clerk of the Court BY: /s/ Tamika Joiner As Deputy Clerk SHIPWASH LAW FIRM, P.A. 225 S. Swoope Avenue, Suite 110 Maitland, FL 32751 Tel: (407) 274-9913 Fax: (407) 386-7074 Tennille Shipwash, Esq. Florida Bar No.: 617431 Primary email address: tshipwash@ shipwashlegal.com Secondary email address: tsantiago@ shipwashlegal.com September 8, 15, 2023 23-01253K

FIRST INSERTION

PARTICULARLY DESCRIBED AS: THE SOUTH 90 FEET OF THE NORTH 1262.22 FEET OF THE EAST 230 FEET OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR THE

ROAD RIGHT OF WAY. commonly known as 6345 HATCHER RD, LAKELAND, FL 33811 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on David R. Byars of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before Sept. 25, 2023, (or 30 days from the first date of publication, whichever is later) 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

> Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (SEAL) By: /s/ Asuncion Nieves

Defendants Deputy Clerk

GEORGE E. BRINKLEY, ET.AL;

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 MONTI-CELLO 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,

SUBSEQUENT INSERTIONS SECOND 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

SECOND 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: FLFL1AF057008830, TI-TLE 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 23-01249K September 1, 8, 2023

SECOND 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 Statues: 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 Lionell Gary A19 Alan Wright A18 Alan Wright

Auction date: 09.29.2023 September 1, 8, 2023 23-01227K

SECOND 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

impaired, call 711. Dated: August 17, 2023 CLERK OF THE COURT

David R. Byars

Dated at Lakeland, Florida, this 1st day of September, 2023. J.A.Z Auto Wraps & Detailing LLC 23-01275K September 8, 2023

FIRST INSERTION

NOTICE OF SALE Affordable Self Storage of Bartow 1515 Centennial Blvd. Bartow, FL 33830 (863)533-5597 Personal property consisting of sofas, TV's. clothes. boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

A21 Tracy Foss D20 Dustin Darty H44 Theresa B. Ivy Units will be listed on www.storageauctions.com Auction ends on September 25,2023@11:00 AM or after September 8, 15, 2023 23-01273K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of SHORING SOLUTIONS : Located at 2117 Trail Cut Rd : Polk County in the City of Polk City : Florida, 33868-

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name FITZGERALD HANDYMAN of SERVICES : Located at 713 Rose St Lot 11 : Polk County in the City of 9351 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Polk City Florida, this Au-

gust day of 30, 2023 WALKER JUSTIN L EE September 8, 2023 23-01266K

FIRST INSERTION

Auburndale : Florida 33823-4669 intends to register the said name with the Division of Corporations of the Florida Department of State. Tallahassee, Florida.

Dated at Auburndale Florida, this August day of 30, 2023 CHARLES FITZGERALD September 8, 2023 23-01265K

foreclose a mortgage on the following property in Polk County, Florida: LOT 5 OF UNRECORDED JU-

NIPER SUBDVISION, MORE

Tampa, Florida 33601, (813) 229-0900 327486/2218144/and September 8, 15, 2023 23-01254K

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA FAMILY LAW Case No.:532022DR01028400000

SEC. 13 IN RE THE MARRIAGE OF: ISLIA IBRITO, Petitioner, and MICHAEL MACKEY, Respondent.

TO: MICHAEL MACKEY 710 COP-PER CREEK CIR, ALPHARETTA, GA 30004-4308

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your answer and written defenses, if any, to it on ISLIA IBRITO, C/O Sara Evans, Esq. 6421 N. FLORIDA AVENUE, D-1515, Tampa, FL 33604 on or before OCTO-BER 2 2023, and file the original with the clerk of this Court at 255 N. Broadway Ave. Bartow, FL 33830 before service on Petitioner 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 e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. Dated: 08/24/2023

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (Seal) By: Shari R. Reed Deputy Clerk September 8, 15, 22, 29, 2023

23-01252K

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 Defendant(s)

POLK COUNTY

FOURTH INSERTION

SECOND INSERTION

SECOND 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

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.

OR DEMANDS AGAINST THE

that Petition for Formal Administration

has been filed in the estate of PHYL-

LIS DAY MANTIE, deceased, File

Number: 2023CP0031520000XX, is

pending in the Circuit Court for Polk

County, Florida, Probate Division, the

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

JAVIER LLERA ROLON;

UNKNOWN TENANT #1,

ADALBERTO LLERA PABON; SECRETARY OF HOUSING

AND URBAN DEVELOPMENT;

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment of Foreclo-

sure 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 HOME-

OWNERS 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 Judg-

Lot 18, Reserve at Highland

Meadows, according to the

map or plat thereof, as recorded

in Plat Book 164, Page(s) 41

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

FLORIDA

CASE NO .:

2023CA-004759-0000-00

ASSOCIATION, INC., Florida not-

HIGHLAND FAIRWAYS

PROPERTY OWNERS

for-profit corporation,

ESTATE OF LORRAINE

Plaintiff, vs.

corporation, Plaintiff, vs.

Defendants.

ment:

SECOND INSERTION

YOU ARE HEREBY NOTIFIED

ABOVE ESTATE:

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR

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

Petitioner

Attorney for Person Giving Notice: DAVID WILSON IV, ESQUIRE

FL Bar No. 0103204

GROUP. P.A.

P.O. Box 3142

Primary:

Tertiary:

Secondary:

THE WILSON ADVOCACY

Winter Haven, FL 33885

info@wilsonadvocacygroup.com

dwfourth@wilsonadvocacygroup.com

b.moore@wilsonadvocacygroup.com

23-01237K

Phone: (863) 401-8155

Attorney for Petitioner

September 1, 8, 2023

Fax: (863) 401-9924

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

PLAINTIFF:

23-01235K

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, 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

TENTH JUDICIAL CIRCUIT,

IN AND FOR POLK COUNTY, FLORIDA

Defendants. TO: ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASS-COCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR AS-SIGNS OF EDDIE EDGAR GLASS-COCK, 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 AS-SIGNS 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

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION:

CASE NO.:

2023CA-000515-0000-00

HOLDINGS, LLC; TIVOLI

IN POSSESSION OF THE

SUBJECT PROPERTY,

wit:

FLORIDA.

RESERVE PROPERTY OWNERS

ASSOCIATION, INC.; AMANDA

HERNAIZ; UNKNOWN TENANT

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. BUT-

TERFIELD, CPA as the Clerk of the

Circuit Court shall sell to the highest

and best bidder for cash electroni-

cally 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

LOT 121, OF TIVOLI RESERVE

PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 180,

PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY,

PROPERTY ADDRESS: 1351

POMPAY DRIVE, DAVEN-PORT, FL 33896

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK

COUNTY

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 Christo-pher 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

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

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

SECOND INSERTION

- 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 SUBDIVI-

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 unknow; and, that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS TO ALL PERSONS HAVING CLAIMS 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

through 42, of the Public Re-

cords of Polk County, Florida, with the following street ad-

dress: 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

If you are a person with a disability who needs any accommodation in order

to participate in this proceeding, you

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

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, 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.

PATRICK H. WILLIS, ESQUIRE

pwillis@willisoden.com SHAY M. BEAUDOIN, ESQUIRE

390 N. Orange Avenue, Suite 1600

/s/ Shay M. Beaudoin

Florida Bar No.: 526665

Florida Bar No.: 1024968

WILLIS | ODEN

113340-0005

as:

sbeaudoin@willisoden.com

Orlando, FL 32801 Telephone: (407) 903-9939

Attorneys for Plaintiff

September 1, 8, 2023

Dated this 22nd day of August, 2023.

sixty (60) days after the sale.

THREE (3) MONTHS AFTER THE DA TE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM. NOTWITHSTAND-ING 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: September 1st, 2023.

Person Giving Notice: [/s/ Bonnie Jean Barboza] BONNIE JEAN BARBOZA

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-000685-0000-00 TOWNE MORTGAGE COMPANY,

PROPERTY,

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 CLAIM-ING A RIGHT TO FUNDS REMAIN-

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

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

PO Box 5026 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 23-00397

23-01224K

cording to the plat thereof recorded in Plat Book 65, Page 33 of the Public Records of Polk County, Florida. Parcel ID No.: 24-29-06-277760-000100 Property Address: 626 E. Laurel

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE PLANET HOME LENDING, LLC, Plaintiff, vs. ADRIAN HERNAIZ MARTINEZ; CASTLE CREDIT CO

receiving this notification if the time than 7 days; if you are hearing or voice

Dated this 22 day of August 2023. By: /s/ Lindsay Maisonet

Bar Number: 93156 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

SECOND INSERTION Lot 10, LAUREL POINTE, ac-

Plaintiff, vs. TANIA J. CRUZ MUNOZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

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. BUT-TERFIELD, 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

NOTICE OF ACTION

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY.

FLORIDA

CASE NO .:

2023-CA-005053

MIDFLORIDA CREDIT UNION,

SECOND INSERTION 33810, and more particularly described

Lot 577, HIGHLAND FAIR-WAYS 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

IN THE CIRCUIT COURT OF THE

23-01229K

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 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,

impaired, call 711.

De Cubas & Lewis, P.A. Fort Lauderdale, FL 33310

R. JUD. ADMIN 2.516 eservice@decubaslewis.com September 1, 8, 2023

Lindsay Maisonet, Esq.

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, GRANTEES, **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

3448 Glen Abbey Lane Lakeland, FL 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,

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

23-01233K September 1, 8, 2023

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, GRANTEES, OR OTHER CLAIMANTS, Defendants. TO: MARITZA M. MANCERA and

ANY AND ALL UNKNOWN PAR-TIES 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, GRANTEES, OR OTHER CLAIMANTS, DEFENDANTS.

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

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

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 JUDI-CIAL 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, SUC-CESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUC-CESSOR 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 SION, UNIT TWO, ACCORD-ING 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) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07732FL

September 1, 8, 2023 23-01223K



BUSINESS OBSERVER

POLK COUNTY

FOURTH 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 DA-VIONNA 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 $\operatorname{addresses}$ of the personal representative

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 2023CP0022250000XX **Division:** Probate IN RE: ESTATE OF JUANTIA 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-

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; Jennipher 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 pursu-

ant to order rescheduling 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:

RE-NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent,

and other persons having claims or de-

mands against decedent's estate must

OF THIS NOTICE ON THEM.

nev are set forth below.

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

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is 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

SECOND INSERTION

LOT 2A AND 2B, LAKE EL-BERT ADDITION, ACCORD-ING 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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 FC01 CXP September 1, 8, 2023 23-01234K

SECOND INSERTION

file their claims with this court WITH-IN 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 FLORI-DA 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.

NOTICE OF ACTION -CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLOR-IDA, 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, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 1

POLK COUNTY, FLORIDA. A lawsuit has been filed against you

of your written defenses, if any to it

SECOND INSERTION

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-IN-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

Current Residence Unknown

tor Foreclosure of Mortgage on the to lowing described property: THE NORTH 90 FEET OF THE SOUTH 574.75 FEET OF THE SOUTH ST4.75 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION

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

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 23-01246K

on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for BRIDGE-WATER CROSSING HOMEOWN-ERS 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

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

said court at POLK County, Florida on

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

If you are a person with a disability

WITNESS my hand and the seal of STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk 23-00446 September 1, 8, 2023 23-01242K

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT. IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANCED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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 PATER-NITY 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

CASE NO.

EZEKIAL GARDNER, ETHEL LOUISE GARDNER A/K/A ETHEL

GARDNER, UNITED STATES OF AMERICA ACTING THROUGH

THE SECRETARY OF HOUSING

AND URBAN DEVELOPMENT, UNKNOWN PARTIES IN

AND ALL UNKNOWN PARITES CLAIMING BY, THROUGH,

NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD

OR ALIVE, WHETHER SAID

DEVISEES, GRANTEES, OR

UNDER OR AGAINST THE ABOVE

UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE HEIRS

OTHER CLAIMANTS; UNKNOWN PARTIES IN POSSESSION 2, IF

LIVING, AND ALL UNKNOWN

DEVISEES, GRANTEES OR

Notice is hereby given that pursuant

in the Circuit Court of Polk County,

will sell the property situated in Polk

a. Legal Description: LOTS 53,

54 AND 55, MOBILE HOME

VILLAGE, AN UNRECORDED SUBDIVISION, BEING MORE

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case #: 532022CA003137000000

DIVISION: 11

CWALT, INC., ALTERNATIVE

LOAN TRUST 2006-6CB,

County, Florida, described as:

OTHER CLAIMANTS

Defendant(s)

POSSESSION 1, IF LIVING

2018CA-002038-0000-00 SELENE FINANCE LP

L. GARDNER A/K/A ETHEL

Plaintiff(s) VS.

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 Circuits Court's office notified of your current address. (You may filed 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

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#: GAFL707B56796ET31. 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 IN-

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

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

impaired, call 711. 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

SECOND INSERTION

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:

Plaintiff, -vs.-

2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC

ANA VILLAGES, INC.; POINCIANA VILLAGE 7 ASSOCIATION, INC.; UNKNOWN TENANT IN POSSES-SION OF SUBJECT PROPERTY; TION OR HAVING IINKN OWN

SECOND INSERTION

THROUGH 3, INCLUSIVE, OF THE PUBLIC RECORDS OF and you are required to serve a copy

NOTICE OF ACTION

CHIN

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

22, TOWNSHIP 28 SOUTH, RANGE 26 EAST, LESS AND EXCEPT THE WEST 540 FEET THEREOF.

September 1, 8, 2023 SECOND INSERTION

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

As Clerk, Circuit Court

Email: jared@flclg.com Fla Bar No.: 90297 September 1, 8, 2023 23-01244K

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL 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

who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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,

this Court this day of AUG 23 2023. De Cubas & Lewis, P.A., Attorney for Plaintiff. PO BOX 5026, CORAL SPRINGS, FL 33310

MORTGAGE PASS-THROUGH **CERTIFICATES, SERIES 2006-**6CB

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,

the complaint.

to a Final Judgment entered on May 8, 2023 in the above-entitled cause Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court

call 711.

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS

or petition.

paper) WITNESS my hand and the seal of

this 23 day of August, 2023. STACY M. BUTTERFIELD

FOR PO TOIN ORIDA 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.

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 TRUST-EE FOR THE CERTIFICATEHOLD-ERS CWALT, INC., ALTERNATIVE LOAN TRUST 2006-42, MORT-GAGE PASS-THROUGH CERTIFI-CATES, SERIES 2006-42 is Plaintiff and COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS: UN-KNOWN SPOUSE OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; UNKNOWN HEIRS OF COURTNEY STEPHENS A/K/A COURTNEY C. STEPHENS; VAL-ERIE G. STEPHENS; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.; ASSOCIATION OF POINCI-

TENAN' KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT 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, 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 NEIGHBOR-HOOD 6 VILLAGE 7, AC-CORDING 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

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

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



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 pursu-

ant 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 CER-TIFICATEHOLDERS CWALT, INC.,

LOT 9, WHISPER LAKE 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 IN-TEREST IN THE SURPLUS FROM THE SALE. IF ANY. OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 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 nevenri.

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WHEN PUBLIC NOTICES **REACH THE PUBLIC, EVERYONE BENEFITS.**

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

2 OUT OF 3

U.S. adults read a

Why try to fix something that isn't broken?





Keep Public Notices in Newspapers.



www.newsmediaalliance.org

SP13862

PUBLIC NOTICES MAMERICAN Tradition

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

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

• Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.

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

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

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

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

Types of Public Notices

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

One such example is a public hearing notice.

• Business and commerce notices

The history of public notices

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

Public notice supports due process

Public notices are integral to demo-

right to "due process of law" guaranteed

cratic governance and stem from the

by the federal and state constitutions.

cans' rights from arbitrary or wrongful

violations. This concept has two parts:

substantive due process and procedural

Substantive due process refers to the

Due process of law protects Ameri-

due process.

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

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

officials and outlying regions.

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

An important premise both in federal

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

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

which can provide a public alert of

This notice allows the public to

some way. Examples include no-

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

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

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

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

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

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

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

public traditionally has regarded as neutral.

Public notices in this print environment gain

credibility because of the long history of trust

Placing notices on government Web sites

undermines this neutral interest and removes

in the local newspaper.

interest in knowing how public powers are being used. providing public notices to the population through legal communities. Other general interest newspapers, such as county seat

weeklies, are the forum where county citizens

expect to locate notices of important public

business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content). Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership. Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Business Observer

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

cessible, archivable notices. While Internet web

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

BACK

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pers remain the primary source for publishing public notices.

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

Newspaper tradition

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

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

seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

a critical check and balance. While it may

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

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

Newspapers: The best medium for public notices

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

Notices become historical records

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

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

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.