\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\* SEPTEMBER 15 - SEPTEMBER 21, 2023

#### POLK COUNTY LEGAL NOTICES

#### FIRST INSERTION

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

2022CA002643000000 BARCLAYS MORTGAGE TRUST 2022-RPL1, MORTGAGE-BACKED SECURITIES, SERIES 2022-RPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff,

KENNETH WILLIAMS A/K/A KENNY WILLIAMS A/K/A KENNETH C. WILLIAMS, ET AL.,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated August 28, 2023 entered in Civil Case No. 2022CA002643000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein BAR-CLAYS MORTGAGE TRUST 2022-RPL1, MORTGAGE-BACKED SECU-RITIES, SERIES 2022-RPL1, BY U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, Plaintiff and KENNETH WILLIAMS A/K/A KEN-NY WILLIAMS A/K/A KENNETH C. WILLIAMS; THE VINEYARD HOMEOWNERS ASSOCIATION, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS, INC.; THE CLERK OF THE 10TH JU-DICIAL CIRCUIT FOR POLK COUN-TY, FLORIDA; UNKNOWN TENANT  $\sharp 1~N/K/A~MONIQUE~WILLIAMS;$  UNKNOWN TENANT  $\sharp 2~N/K/A~JOR$ DAN WILLIAMS are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk. realforeclose.com beginning at 10:00 AM on October 12, 2023 the following described property as set forth in said

LOT 42 OF THE VINEYARD, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 88, PAGE 2. Property Address: 6203 Vintner

Ln, Lakeland, FL 33809 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 DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED 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.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FRN: 1039538

File No: 02300002-JMV September 15, 22, 2023 23-01313K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003042 **Division PROBATE** IN RE: ESTATE OF FRANCIS ROBERT ROSE

**Deceased.**The administration of the estate of FRANCIS ROBERT ROSE, deceased, whose date of death was July 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

Personal Representative: CHRISTINE ROSE 14 Wheat Close Chandler's Ford

Hampshire, S053 4HA UK Attorney for Personal Representative: MICHAEL G. HORTON, Attorney Florida Bar Number: 123841 MICHAEL G. HORTON, P.A. 3721 South Highway 27, Suite A

Clermont, FL 34711 Telephone: (352) 394-4008 Fax: (352) 394-5805 E-Mail: michael@mghpa.com

Secondary E-Mail: trish@mghpa.com September 15, 22, 2023 23-01300K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 2023CP-2846 Division: Probate IN RE: ESTATE OF LEROY LEE Deceased.

The administration of the Estate of Leroy Lee, deceased, whose date of death was May 6, 2023, 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 Co-Personal Representatives and the Co-Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is September 15, 2023.

**Co-Personal Representative:** Ryan Lee 3573 Sleepy Hill Oaks Blvd. Lakeland, FL 33810

**Co-Personal Representative:** Kevin Lee 1408 Rutledge Lane

Jasper, AL 35503 Attorney for Co-Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Ste. 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com September 15, 22, 2023 23-01299K

#### FIRST INSERTION

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

CIVIL ACTION CASE NO.: 53-2018-CA-000070 HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ELLINGTON LOAN ACQUISITION TRUST 2007-1, MORTGAGE PASS-THROUGH CERTIFICATES, **SERIES 2007-1,** Plaintiff,

AIMEE M. POSSER A/K/A AIMEE MARIE DELLAROCCO, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 22, 2023, and entered in Case No. 53-2018-CA-000070 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-1, Mortgage Pass-Through Certificates, Series 2007-1, is the Plaintiff and Aimee M. Posser a/k/a Aimee Marie Dellarocco, Douglas M. Posser, Association of Poinciana Villages, Inc., Israel Mujica, Jose R. Diaz, Poinciana Village Seven Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.polk.real-foreclose.com, Polk County, Florida at 10:00am EST on the October 6, 2023 the following described property as set forth in said Final Judgment of Fore-

#### FIRST INSERTION

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

File No. 2023-CP-0022510000-XX IN RE: ESTATE OF TONY RENARD LAMAR, Deceased.

The administration of the estate of TONY RENARD LAMAR, Deceased, whose date of death was October 18, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal

representative and the personal repre-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 02 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 15, 2023.

#### PHYLLIS HAYNES, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawvers.com September 15, 22, 2023 23-01318K

#### FIRST INSERTION

Notice is hereby given that HAPPILAR LLC, OWNER, desiring to engage in business under the fictitious name of IRON ROCK TERIYAKI located at 3500 POSNER BLVD, #1478, DAV-ENPORT, FLORIDA 33837 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. September 15, 2023 23-01304K

LOT 4, BLOCK 1030, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT ROOK 53, AT PAGES 4 THROUGH 18, PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. A/K/A 8 FLATFISH DR, POINCI-

ANA, FL 34759 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this 11 day of September, ALBERTELLI LAW

P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621

Justin Ritchie, Esq. CT - 17-026806

September 15, 22, 2023 23-01311K

#### FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. 'No Title Guaranteed, A Buyer Fee May

10:00 AM October 16, 2023 The Secret Collision Center LLC, 3411 Recker HWY, Winter Haven, Fl.  $2022~\mathrm{KIA}~\mathrm{KNAE} 35\mathrm{LD} 5\mathrm{N} 6105983$ 

\$7463.14 10:00 AM October 23, 2023 Sky Powersports of Lakeland Inc. 1700 Fairbanks St., Lakeland, Fl. 2019 POLS 3NSVFK992KF427524

\$2131.37 September 15, 2023 23-01316K

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Sky's Auto Collision LLC gives notice & intent to sell for non-payment of la-bor, service & storage fees the following vehicle on 10/16/2023 at 8:30 AM at 204 Snively Ave, Eloise, FL 33880. Phone (863) 589-5083 for due in cash \$16,243.87 on day of the sale to redeem the motor vehicle or satisfy the lien. Parties claiming interest have rights to a hearing prior to sale with Clerk of Court. Owner has rights to recover possession of vehicles w/out judicial proceedings as pursuant to FL Statute 559.917. The lien claimed by the lienor is subject to enforcement pursuant to section 713.585 FL Statutes. Any proceeds recovered from sale over the amount of lien will be deposited w/ Clerk of the Court for disposition upon court order. Said Company reserves the right to accept or reject any & all bids.

2021 JEEP VIN# 1C6JJTEG5ML525527 23-01292K September 15, 2023

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Mehulkumar Shah LLC will engage in business under the fictitious name DOWNTOWN IN & OUT, with a physical address 825 SOUTH FLORIDA AVENUE LAKELAND, FL 33801, with a mailing address 825 SOUTH FLORIDA AVENUE LAKELAND, FL 33801, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 15, 2023 23-01320K

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 23CP-3196 IN RE: ESTATE OF PATRICIA ANN REYNOLDS, Deceased SSN: XXX-XX-9083

The administration of the estate of PA-TRICIA ANN REYNOLDS, deceased, whose date of death was May 11, 2023. and whose Social Security Number is XXX-XX-9083, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 15th day of September,

Signed on this 11th day of September,

#### Personal Representative: Alan S. Revnolds

710 Reynolds Rd. Lakeland, FL 33801 Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.comSeptember 15, 22, 2023 23-01312K

#### FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Miguel Ayala will engage in business under the fictitious name ENCANTO AT AUBURNDALE, with a physical address 1276 Mezzavalle Way Auburndale, FL 33823, with a mailing address 1280 Mezzavalle Way Auburndale, FL 33023, and already registered the name mentioned above with the Florida Department of State. Division of Corporations.

September 15, 2023 23-01319K

#### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/29/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2007 KYRV travel trailer bearing vehicle identification number 4YDT297297V270888 and all personal items located inside the mobile home. Last Tenant: Melanie Ruth Moss and Thomas Michael Plofkin, Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. September 15, 22, 2023 23-01321K

#### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Apple Blossom Homeschool Evaluations located at 304 E. Pine Street, Suite 176 in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September,

Applewood Education, LLC September 15, 2023

#### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 532022CA002736000000 SERENO HOMEOWNERS ASSOCIATION INC, a Florida nonprofit Corporation, Plaintiff, vs. HIRAM DE JESUS HERNANDEZ,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated September 5, 2023 in Case No. 532022CA002736000000in the Circuit Court in and for Polk County, Florida wherein SERENO HOMEOWNERS ASSOCIATION INC, a Florida nonprofit Corporation, is Plaintiff, and HI-RAM DE JESUS HERNANDEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCOTBER 10, 2023. ( ) www.polk.realforeclose. com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set

forth in the Final Judgment, to wit: LOT 23, OF SERENO PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 146, AT PAGE(S) 22 THROUGH 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 1640 TAMARIND RD, DAVENPORT, FL 33896.

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.

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: September 11, 2023 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff 1855 Griffin Road, Suite A-423 Dania Beach, FL 33004 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 September 15, 22, 2023 23-01309K

#### FIRST INSERTION

Notice is hereby given that JORDAN DAVID SILVER, OWNER, desiring to engage in business under the fic titious name of SOLANA RESORT TIKI BAR located at 300 SOLANA CIRCLE, DAVENPORT, FLORIDA  $33897\,\mathrm{intends}$  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.



# What is a public notice?

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.

A public notice is information

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

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

#### FIRST INSERTION

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

CASE NO.: 2023CA000545000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

DUSTIN JENKINS AKA DUSTIN L. JENKINS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 3, 2023, and entered in Case No. 2023CA000545000000 of

the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Dustin Jenkins aka Dustin L. Jenkins, Kristina Jenkins a/k/a Kristina L. Jenkins, City of Polk City, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the October 2, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 38, REPLAT OF ORANGE-WOOD VILLAGE UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-

#### 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. 2022-CA-002706 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff, vs. PURA ROHENA A/K/A PURA ROHENA FIGUEROA: UNKNOWN SPOUSE OF PURA ROHENA A/K/A PURA ROHENA FIGUEROA; LAKESHORE CLUB OF POLK COUNTY 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) 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.

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 18, 2023, and entered in Case No. 2022-CA-002706 of the Circuit Court in and for Polk County, Florida, wherein US BANK TRUST NA-TIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and PURA ROHENA A/K/A PURA ROHENA FIGUEROA; UNKNOWN SPOUSE OF PURA ROHENA A/K/A PURA ROHENA FIGUEROA: LAKE-SHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PARTIES IN POSSESSION #1, IF LIVING, AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED DEFENDANT(S): UNKNOWN PAR-TIES IN POSSESSION #2. IF LIV-ING, AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE ABOVE NAMED

Stacy M. Butterfield, Polk County Clerk

of Court will sell to the highest and best

bidder for cash at, www.polk.realfore-

close.com, beginning at 10:00 AM on the 24th day of October, 2023, the fol-

lowing described property as set forth

LOT 84, HONEYTREE NORTH, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT

HONEYTREE

in said Final Judgment, to wit:

Defendant(s).

DEFENDANT(S) UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES 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, a.m., on October 2, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 485, LAKESHORE CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 16 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.

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 September 11, 2023. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-192100 / BJB September 15, 22, 2023 23-01306K

FIRST INSERTION

BOOK 76, PAGE(S) 23, OF THE PUBLIC RECORDS OF POLK NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT COUNTY, FLORIDA.

IN AND FOR POLK COUNTY. Any person claiming an interest in the surplus from the sale, if any, other than FLORIDA AL JURISDICTION the property owner as of the date of the DIVISION lis pendens must file a claim before the Case No. 2022CA001843000000 clerk reports the surplus as unclaimed.

Carrington Mortgage Services, LCC, If you are a person with a disability Plaintiff, vs. who needs any accommodation in order Priscilla Marie Aguirre a/k/a to participate in this proceeding, you are entitled, at no cost to you, to the Priscilla M. Aguirre, et al., provision of certain assistance. Please Defendants. NOTICE IS HEREBY GIVEN pursucontact the Office of the Court Adminant to the Final Judgment and/or Order istrator, 255 N. Broadway Avenue, Bar-Rescheduling Foreclosure Sale, entered tow. Florida 33830, (863) 534-4686 in Case No. 2022CA001843000000 of at least 7 days before your scheduled

the Circuit Court of the TENTH Judicial court appearance, or immediately upon Circuit, in and for Polk County, Florida, receiving this notification if the time before the scheduled appearance is less wherein Carrington Mortgage Services, LCC is the Plaintiff and Priscilla Mathan 7 days; if you are hearing or voice impaired, call 711. rie Aguirre a/k/a Priscilla M. Aguirre; United States of America on behalf of Dated this 6th day of September, the Secretary of Housing and Urban Development are the Defendants, that

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 By /s/ Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00866

FLCourtDocs@brockandscott.com

September 15, 22, 2023 23-01290K

ED IN PLAT BOOK 75, PAGE(S) 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 329 HONEY BEE LN POLK CITY FL 33868

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 08 day of September, 2023.. ALBERTELLI LAW

P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 23-000100

September 15, 22, 2023 23-01310K

#### FIRST INSERTION

**POLK COUNTY** 

NOTICE OF SALE Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway. #64 West Palm Beach, FL 33407 Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway., Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Interest/Building EDWIN FIORILO and ALICIA FIORILO

1460 N TRAFALGAR CIR, HOLLYWOOD, FL 33020 and 425 SPRINGLAKE DR. DRIPPING SPRINGS, TX 78620

5/0106, 6/0106 Contract # M93563951/ M93564417, Building 1, Unit Type: N/A, Fractional Interest 1.923% ANN GIBSON and MELVIN L

GIBSON and KAREN GIBSON HEREDIA and TRACY ANN TIPTON

26118 270TH ST, MARYVILLE, MO 64468 and 26106 270TH STREET, MARYVILLE, MO 64468 and 18993 E RIVER RD. PALESTINE, IL 62451

12/0035 Contract # M92852511, Building E, Unit Type: N/A, Fractional Interest 1.923%

THEOPHILIS E KIRK and JANICE M KIRK 17240 N AMERICAN AVE, PLATTE CITY, MO 64079

16/0035 Contract # M93666125, Building

E, Unit Type: N/A, Fractional Interest 1.923% ERLYN LISBONY and LY-NETTE CANNON

17303 LORING LN, SPRING, TX 77388 and 3023 HELBERG RD, HOUSTON, TX 77092

Contract # M92721155, Building D, Unit Type: N/A, Fractional Interest 1.923% GARY MEDLIN and PATRICIA

M MEDLIN 1410 N LEAMINGTON AVE, CHICAGO, IL 60651

44/0007 Contract # M91483992, Building A, Unit Type: N/A, Fractional

Interest 1.923% BRENDA C PERRY and WIL-LIAM V PERRY

1813 POST OAK RD, KILGORE, TX 75662 29/0035

Contract # M92832589, Building E, Unit Type: N/A, Fractional Interest 1.923%

THADDEUS A PODBIELSKI 1319 OLD OSAGE RD, GATES- $VILLE, TX\ 76528$ 

35/0111 Contract # M93609528, Building 1, Unit Type: N/A, Fractional Interest 1.923%

GARY L THOMASON and MARILYN K THOMASON 2605 EAST YOST ROAD. GLENCOE, OK 74032 11/0104

Contract # M93583261, Building 1, Unit Type: N/A, Fractional Interest 1.923% CYNTHIA WOOD and CELIA A

WILLIAMS 314 HORSESHOE DR, SOM-ERSET, KY 42501 and 509 TRADE WIND PL APT 105, CHESAPEAKE, VA~2332335/0036

Contract # M92901818, Building E, Unit Type: N/A, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation

PUBLISH YOUR

**LEGAL NOTICE** 

Email legal@businessobserverfl.com

resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (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

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated below: Owner Name

Lien Doc # Assign Doc # Lien Amt Per Diem FIORILO/FIORILO 2019169932 2019170276 \$16,872.75 \$ 0.00 GIBSON/GIBSON/

HEREDIA/TIPTON 2021188155 2021192203 \$9,542.79 \$ 0.00 KIRK/KIRK 2021188155 2021192203 \$11,784.82 \$ 0.00 LISBONY/CANNON

2021272659 2021275559 \$11,510.46 \$ 0.00 MEDLIN/MEDLIN

2019169859 2019170277 \$8,761.84 \$ 0.00 2019169900 PERRY/PERRY 2019170280 \$12,513.69 \$ 0.00 PODBIELSKI 2021188155 2021192203 \$6,293.87 \$ 0.00 THOMASON/THOMASON

2021188155 2021192203 \$14,217.38 \$ 0.00 WOOD/WILLIAMS

2021119990 2021121208 \$19,048.70 \$ 0.00

Notice is hereby given that on 10/13/23, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property. If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes

TRUSTEE: Jerry E. Aron, P.A.

By: /s/Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this September 7,2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. (Notarial Seal)

/s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA

Commission Number: HH 215271 My commission expires: 2/28/26 September 15, 22, 2023 23-01295K

#### 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-002010 LAKEVIEW LOAN SERVICING,

Plaintiff, v. ROBERT A. BOSWORTH SR., et al.,

Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 6. 2023, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 98, HARTRIDGE MANOR, according to the Map or Plat thereof as recorded in Plat Book 14, Page 9, Public Records of Polk County, Florida.

Property Address: 900 Avenue X NW, Winter Haven, FL 33881 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

SUBMITTED on this 8th day of September, 2023. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

September 15, 22, 2023 23-01298K

#### FIRST INSERTION

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

DIVISION CASE NO. 2022CA002130000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E BOYD, DECEASED, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2023, and entered in 2022CA002130000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-CININOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE ROBERT BOYD
A/K/A ROBERT E. BOYD; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID BOYD, DE-CEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN BOYD, DECEASED; THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SYLVIA ROE, DECEASED; RONALD E. BOYD, JR; WILLIAM C. BOYD; JOSEPH A. BOYD; DONALD E. BOYD; MARIAN MELOTT; JO ANN PRINKEY; MARGARET HOLLER; SUE BOYD;

DAVID BOYD; MELINDA JACOBS; ROSELYN CAYSON; WESTLEY ROE; TIMOTHY ROE; BRANDON ROE; ERIC ROE; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 06, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, AUBURN-DALE HEIGHTS, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 610 OAK ST,

AUBURNDALE, FL 33823

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

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

Dated this 12 day of September,

2023. By: \_\S\Danielle Salem\_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-030071 - MiM

#### FIRST INSERTION

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

CASE No. 2022CA001619000000 REVERSE MORTGAGE FUNDING Plaintiff, vs.

RICHARD J. NIECHWIADOWICZ

A/K/A RICHARD JOSEPH NIECHWIADOWICZ, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA001619000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, CARRINGTON MORT-GAGE SERVICES, LLC, Plaintiff, and, RICHARD J. NIECHWIADOWICZ A/K/A RICHARD JOSEPH NIECH-WIADOWICZ, et al., are Defendants, Clerk of the Court, Stacy M. Butterfield. CPA, will sell to the highest bidder for cash at, WWW.POLK.REALFORE-CLOSE.COM, at the hour of 10:00 AM, on the 16th day of October, 2023, the

following described property: LOT 110, COUNTRY OAKS ESTATES, UNIT NO. SIX, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 75, PAGE 19, PUBLIC RECORD OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

September 15, 22, 2023 23-01314K

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 7th day of September, 2023.

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1405 / NBray September 15, 22, 2023 23-01305K

**CHECK OUT YOUR LEGAL NOTICES** 



FIRST INSERTION

#### FIRST INSERTION

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

2023CA005417000000 CITIZENS BANK NA F/K/A RBS CITIZENS NA, Plaintiff, vs. MATTLYN A. NICHOLAS AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JESSE F. SHIPLEY A/K/A JESSE FRANKLIN SHIPLEY, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH. UNDER OR AGAINST THE ESTATE OF JESSE F. SHIPLEY A/K/A JESSE FRANKLIN SHIPLEY, DECEASED; KATELYN M. SHIPLEY; TRUIST BANK F/K/A

Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Jesse F. Shipley a/k/a Jesse Franklin Shipley, deceased 315 Flamingo Drive Lakeland, Florida 33803

SUNTRUST BANK.

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

LOT 19, BLOCK 3, SOUTH FLAMINGO HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 40.

PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Street Address: 315 Flamingo Drive, Lakeland, Florida 33803 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, 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 SEP 05 2023. Default Date: 10/12/23

Stacy M. Butterfield, CPA Clerk of said Court (SEAL) By /s/ Asuncion Nieves

As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com September 15, 22, 2023 23-01317K

#### FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 532019CA005029000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

BENJAMIN ALSTON; TATESHA ALSTON; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 3, 2023 and entered in Case No. 532019CA005029000000. of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WHIS-PERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC SALE AT: WWW.POLK. REALFORECLOSE.COM, at 10:00

A.M., on October 2, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 38, WHISPERING TRAILS PHASE 1, ACCORD-WHISPERING ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 130, PAGES 37 AND 38. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to

Administrative Order No.1-21.5. 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 6th day of September 2023 Marc Granger, Esq.

Bar. No.: 146870 Kahane & Associates, P.A.  $1619~\mathrm{NW}$ 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01854 CMS V6.20190626 September 15, 22, 2023 23-01289K

#### FIRST INSERTION

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

CASE NO.: 2022CA001942000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ELIZABET AVELAR ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Fore-closure dated the 22nd day of August, 2023, and entered in Case No. 2022CA001942000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ELIZABET AVELAR; UNKNOWN TENANT N/K/A JANÉ DOE and UNKNOWN SPOUSE OF ELIZABET AVELAR; are defendants. Stacy M. Butterfield as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00A.M. on the 24th day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 7, GOLF MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, AT PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs 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 7th day of September 2023.By: Migdalia Jordan Bar No. 125410 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.

R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0775 September 15, 22, 2023 23-01294K

#### FIRST INSERTION

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2022CA001979000000 REVERSE MORTGAGE FUNDING Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING

NOTICE OF FORECLOSURE SALE

AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ELLEN SPIVEY, DECEASED, et al. Defendants. NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in Case No. 2022CA001979000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, CELINK, Plaintiff, and, UNKNOWN SPOUSE, HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY. THROUGH. UNDER OR AGAINST THE ESTATE OF ELLEN SPIVEY, DECEASED, et al., are Defendants, Clerk of the Court, Stacy Butterfield, will sell to the highest bidder for cash at WWW.POLK. REALFORECLOSE.COM, at the hour of 10:00 AM, on the 6th day of October, 2023, the following described property: BEGIN AT THE NORTHEAST

CORNER OF THE SOUTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA; RUN WEST 255.0 FEET; THENCE RUN SOUTH OO DEGREES 12 MINUTES EAST, 210.00 FEET; THENCE WEST 460.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES EAST 603.4 FEET TO THE POINT OF BEGINNING; THENCE WEST 225.00 FEET:

THENCE SOUTH 00 DE-GREES 12 MINUTES EAST 110.00 FEET; THENCE EAST 225.0 FEET, THENCE NORTH 00 DEGREES 12 MINUTES WEST 110.00 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 55 OF UNRECORDED CLEARWA-TER LAKE ESTATES. TOGETHER WITH A 1991

MANUFACTURED HOME, BEARING SERIAL#: PH094056A AND PH094056B; TITLE#: 49801802 AND 49798211; WHICH TITLES HAVE BEEN CANCELLED/ RETIRED WITH THE DMV.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 5th day of September, 2023.

GREENSPOON MARDER LLP TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa.Chin-Duncan@gmlaw.com Email 2: gmforeclosure@gmlaw.com By: Karissa Chin-Duncan, Esq. Florida Bar No. 98472 58341.1445 / JSchwartz September 15, 22, 2023 23-01288K

#### 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.

532022CA002782000000 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs. THOMAS E. DOMBROSKI; DEBBIE DOMBROSKI; 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 23, 2023, and entered in Case No. 532022CA002782000000 of the Circuit Court in and for Polk County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and THOMAS E. DOMBROSKI; DEBBIE DOMBROSKI; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES 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 10, 2023 , the following described property as set forth in said Order or Final Judgment, to-wit: LOT 12, FOX BRANCH NORTH UNIT ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 79, PAGE 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 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.

Florida Statute Pursuant to 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 Bv: /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 1496-185265 / TM1 September 15, 22, 2023 23-01297K

#### FIRST INSERTION

Southwest Florida Water Management District has received Environmental Resource permit application number 871297 from Stack Crossing Purchasing Venture, located at 13506 Summerport Village Parkway, Windermere, FL 34786. Application received May 18, 2023. Proposed activity: Commercial. Project name: Take 5 Lakeland US 92. Project size: 2.44 Acres Location: Section(s) 15 Township 28, Range 24 in Polk County. No Outstanding Florida Water: No Aquatic preserve. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include

Notice is hereby given that the

the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103. September 15, 2023 23-01315K

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.

532019CA003757000000

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. LORI WELLS A/K/A LORI HEADLEY A/K/A LORI WOMBLE HEADLEY N/K/A LORI WOMBLE WELLS; STACY HEADLEY A/K/A STACEY HEADLEY A/K/A STACY EDWARD HEADLY A/K/A STACY EDWARD HEADLEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2: and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY

HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judg-ment of Foreclosure dated August 17, 2023, and entered in Case No. 532019CA003757000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and LORI WELLS A/K/A LORI HEADLEY A/K/A LORI WOMBLE HEADLEY N/K/A LORI WOMBLE WELLS: STACY HEADLEY A/K/A STACEY HEADLEY A/K/A STACY EDWARD HEADLY A/K/A STACY EDWARD HEADLEY; UNKNOWN TENANT NO. 1; UNKNOWN TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court will sell to the highest and best bidder for cash online at www.polk.realforeclose.com,

at 10:00 a.m., on November 15, 2023, the following described property as set forth in said Order or Final Judgment,

THE EAST 291.6 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC-TION 24, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LESS THE NORTH 149.4 FEET THEREOF, 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 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 September 5, 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 1446-174188 / SM2 September 15, 22, 2023 23-01293K

#### FIRST INSERTION

NOTICE OF SALE Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, #64 West Palm Beach, FL 33407 Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite

64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare inter-

Owner Name Address Week/Unit CHARLES J DURANCIK and SANDRA A DURANCIK 1369 LAKE HOLIDAY DR, SANDWICH, IL 60548 14/0415 Contract # 6513919, Building

N/A, Unit Type: AMBASSA-DOR, Fractional Interest 1.923% Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

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

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida, The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name Mtg.- Polk County Clerk of Court Book/Page/Document # **Amount Secure by Mortgage** DURANCIK/DURANCIK

10294, 390, 2017202746 \$ 26,234.57 \$ 7.24

Notice is hereby given that on 10/13/23 at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: Jerry E. Aron, P.A. By: /s/Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT. Sworn to and subscribed before me this September 7, 2023, by Jennifer Conrad, as authorized agent of Jerrv E. Aron, P.A. who is personally

(Notarial Seal) /s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC STATE OF

FLORIDA Commission Number: HH 215271 My commission expires: 2/28/26 September 15, 22, 2023 23-01296K

#### FIRST INSERTION

FICTITIOUS NAME NOTICE TO WHOM IT MAY CONCERN: Notice is hereby given that the undersigned pursuant to the Fictitious Name Statute, Chapter 865.09. Florida Statutes, will register with the Division of Corporations, Department of State, State of Florida, and/or Clerk of the Circuit Court of Polk County, Florida, upon

receipt of this notice, the fictitious name, to-wit: Stretch Zone Winter Haven under which we are engaged in business at address that the parties interested in said business enterprise is as

1923 21ST ST NW Winter Haven, FL 33880 September 15, 2023

#### FIRST INSERTION

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

CASE NO. 532023CA004121000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2,

Plaintiff, vs. DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; UNKNOWN SPOUSE OF DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; LAKE WALES MEDICAL CENTER: ET AL,

Defendant(s).

TO: DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN Last Known Address 30 SUNSET AVE OLD SAYBROOK, CT 06475 Current Residence is Unknown UNKNOWN SPOUSE OF DOROTHY ANDERSON A/K/A DOROTHY LOU-ISE TILLMAN Last Known Address 30 SUNSET AVE OLD SAYBROOK, CT 06475

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

Current Residence is Unknown

LOT 6, BLOCK D, POINCI-ANA HEIGHTS, LAKE WALES, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12,

PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 AUG 29 2023 Default Date: October 5, 2023 Stacy M. Butterfield As Clerk of the Court By: /s/ Asuncion Nieves As Deputy Clerk

Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, 1460-185504 / DP September 15, 22, 2023 23-01302K

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR Polk COUNTY, FLORIDA CASE NO.: 2022CA003067000000 TOWNS OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
MICHAEL C. MARCHANT, Trustee for Revocable Trust Agreement of Michael C. Marchant; and ALL UNKNOWN TENANTS/ OWNERS,

Defendants. TO: Michael C. Marchant Revocable Trust Agreement of Michael C. Marchant 102 Chelsea Drive

Davenport, FL 33897 All Unknown Tenants/Owners 102 Chelsea Drive Davenport, FL 33897

YOU ARE NOTIFIED that an action for declaratory judgment that Defendant, Owner, is in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 102 Chelsea Drive. Davenport, 33897, and more particu-

larly described as: Lot 81, Towns of Legacy Park, according to the Plat thereof recorded in Plat Book 129, Pages 36, 37, and 38, Public Records of

Polk County, Florida. Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's

attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando. Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter: otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

DATED: AUG 29 2023 Default Date: October 5, 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 Sept. 15, 22, 29; Oct. 6, 2023

23-01287K

#### FIRST INSERTION

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

2023CA-004468-0000-00 LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION. INC. & TOWNS OF LEGACY PARK INC., a Florida not-for-profit corporation.

REVOCABLE TRUST AGREEMENT OF MICHAEL C. MARCHANT, individually; MICHAEL C. MARCHANT, (TRUSTEE); CENTURY LENDING COMPANY; ALL UNKNOWN TENANTS/ OWNERS..

Defendants. TO: Michael C. Marchant Revocable Trust Agreement of Michael C. March-

102 Chelsea Drive Davenport, FL 33897 All Unknown Tenants/Owners 102 Chelsea Drive

Davenport, FL 33897 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 102 Chelsea Drive, Davenport, 33897, and more particularly described

Lot 81, TOWNS OF LEGACY PARK, according to the plat thereof recorded in Plat Book 129, pages 36, 37, and 38, public records of Polk County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after the first publication of this notice and file the original with the clerk of his court either before service on the Plaintiff's attorney or immediately thereaf ter; 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 29 2023

Default Date: October 5, 2023 Stacy M. Butterfield Clerk of the Court for Polk County, Florida By: /s/ Asuncion Nieves

Deputy Clerk DI MASI | BURTON, P.A. the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801

September 15, 22, 2023 23-01301K



#### FIRST INSERTION

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

CASE NO.: 2023-CA-004796 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2021-NQM1 TRUST, Plaintiff, v.

ANDREW MICHAEL HILTON; ET AL,

Defendants. To the following Defendant(s): ANDREW MICHAEL HILTON (Last Known Address: 1317 Edgewater Drive 4302, Orlando, FL 32804) UNKNOWN SPOUSE OF ANDREW

MICHAEL HILTON

(Last Known Address: 1317 Edgewater Drive 4302, Orlando, FL 32804) YOU ARE NOTIFIED that an action to foreclose based on boundaries estab-

lished by acquiescence, on the following described property: LOT 26, AVIANA, PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 133, PAGES 42 THROUGH 47, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 204 PALOMA DR, DAVENPORT, FL 33837

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff,

whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before, October 9, 2023 a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

the complaint. This notice is provided pursuant to Administrative Order No. 2010-08.

If you are a person with a disability who needs any accommodation in order to participate in this 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.

WITNESS my hand and the seal of this Court this 31st day of August, 2023. STACY BUTTERFIELD, CPA (SEAL) By /s/ Asuncion Nieves As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 September 15, 22, 2023 23-01291K

#### SUBSEQUENT INSERTIONS

#### SECOND INSERTION

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-

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

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

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

SECOND 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

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-

NOTICE TO CREDITORS

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

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

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

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

## Personal Representative: India Porter

511 North 6th Street Haines City, Florida 33844 Attorney for Personal Representative: s/ William M. Bromley /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, 202323-01278K

#### SECOND INSERTION

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, 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 repre-

sentative'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

All other creditors of the decedent

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

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

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

The date of first publication of this Notice is 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 September 8, 15, 2023 23-01280K

#### SECOND 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, 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  $\mathrm{DR}$  , 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,

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,

WINTER HAVEN FLORIDA

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

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0029270000XX

SECOND INSERTION

**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 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 23-01261K

September 8, 15, 2023

### SECOND 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 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.

and commonly known as: 448 MAR-

 ${\tt KET\,SQ\,EAST,LAKELAND,FL\,33813;}$ 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: Ryan 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

#### SECOND 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 All creditors of the decedent and oth-

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

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

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

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

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

The date of first publication of this notice is 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  $\hbox{E-Mail: } mturner@straughnturner.com$ 

Secondary E-Mail: ahall@straughnturner.com September 8, 15, 2023 23-01272K

#### SECOND 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 AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Defendants.

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

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

THE UNKNOWN SPOUSES,

PARTIES CLAIMING BY,

RICHARDSON; BRANDI

RICHARDSON; BRIANNA

ALL UNKNOWN PARTIES

CLAIMING INTERESTS BY,

A NAMED DEFENDANT TO

HEIRS, DEVISEES, GRANTEES,

CREDITORS, AND ALL OTHER

THROUGH, UNDER OR AGAINST

THE ESTATE OF MARY MICHEL

A/K/A MARY LOUISE MICHEL,

RICHARDSON; CATHY ESTES; UNKNOWN TENANT NO. 1;

UNKNOWN TENANT NO. 2; and

THROUGH, UNDER OR AGAINST

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED,

Defendant(s).
NOTICE IS HEREBY GIVEN pursu-

ant 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

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

DECEASED: ERIC RICHARDSON:

BRANDON RICHARDSON; JERRY

Plaintiff, vs.

TRUMAN 2021 SC9 TITLE TRUST,

bidder, for cash, online at www.polk. realforeclose.com, on September 28, 2023 beginning at 10:00 AM.

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

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

impaired, call 711.
Dated at St. Petersburg, Florida this 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

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.re-

alforeclose.com, 10:00 a.m., on October

6, 2023 , the following described prop-

Judgment, to-wit:

ED HEREIN.

impaired, call 711.

Pursuant to

least 5 days prior to the sale.

Roy Diaz, Attorney of Record

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Facsimile: (954) 564-9252

Diaz Anselmo & Associates, P.A.

DATED 8/31/2023

By: /s/ Sheena M. Diaz

Florida Bar No.: 97907

Florida Bar No. 767700

Attorneys for Plaintiff

Sheena M. Diaz

erty as set forth in said Order or Final

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 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 DESCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

45.031(2), this notice shall be published

twice, once a week for two consecutive

weeks, with the last publication being at

Florida Statute

1000008883 September 8, 15, 2023 23-01277K SECOND INSERTION

#### SECOND INSERTION

**Public Auction** 

POLK COUNTY

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.

23-01279K September 8, 15, 2023

#### SECOND INSERTION

NOTICE OF SALE

Affordable Self Storage of Bartow

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

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

23-01273K September 8, 15, 2023

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CC-003332 BRIDGEFORD CROSSING HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs. DAVINDER SINGH SANGHERA,

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,

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.

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

#### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 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 be-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 fore-

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-

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 Publicaion 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

23-101837 September 8, 15, 2023

PUBLISHED ONCE A WEEK FOR

TWO (2) CONSECUTIVE WEEKS.

SECOND 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 Familv 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

#### SECOND 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 23, 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 VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VIL-LAGES, INC.; RACQUEL MAYNE; SOPHIA E. MAYNE; SHAWNETTE MAYNE; MELODY JOHNSON; STA-CY LIVINGSTON; KADEEM LIVINGSTON; 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

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.

Dated this 30th day of August, 2023 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: TV anness@vanlawfl.comPHH13744-18/sap

September 8, 15, 2023 23-01267K

#### SECOND INSERTION

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

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 5 OF UNRECORDED JU-NIPER SUBDVISION, MORE

PARTICULARLY DESCRIBED AS; THE SOUTH 90 FEET OF THE NORTH 1262.22 FEET OF THE EAST 230 FEET OF THE WEST ½ 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 impaired, call 711.

Dated: August 17, 2023

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

David R. Byars of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 327486/2218144/and

23-01254K September 8, 15, 2023

Service E-mail: answers@dallegal.com 1460-186737 / BJB ALSO THE RIGHT OF INGRESS 23-01268K September 8, 15, 2023 AND EGRESS OVER AND

#### SECOND 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 10/2/23 at 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

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,

DEMETRIUS TORMEL BERRIEN

STATE OF FLORIDA; CLERK OF

THE CIRCUIT COURT OF POLK

TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

HEREIN DESCRIBED,

Defendant(s).

INTEREST IN THE PROPERTY

NOTICE IS HEREBY GIVEN pursu-

ant 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 de-

scribed property as set forth in said Or-

der or Final Judgment, to-wit:

COUNTY, FLORIDA: TADLOCK

ROOFING, INC.; UNKNOWN

TENANT NO. 1; UNKNOWN

INTERESTS BY, THROUGH,

SR: SHARONDA L. BERRIEN:

LLC,

Plaintiff, vs.

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 meyans@aronlaw.com

SECOND INSERTION

September 8, 15, 2023 23-01271K THE WEST 1/2 OF THE WEST 1/4 OF THE NORTHWEST

POLK COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR SHELL ROAD.

1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP

29 SOUTH, RANGE 26 EAST,

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 Ave., 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

#### SECOND 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 prop-

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.

 $\hat{I}f$  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

23-01270K

September 8, 15, 2023

#### SECOND INSERTION

POLK COUNTY

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

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

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

Dated this 29 day of August 2023. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-00159 September 8, 15, 2023 23-01257K

#### SECOND INSERTION

Notice of Foreclosure Sale IN THE COUNTY COURT OF THE 10 TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.:

2023CC002870000000 JUDGE: HOPE M. PATTEY GAZZA FAMILY FUN, LLC, a Florida limited liability company Plaintiff, v.

FELICIA LYNN ISAAC, UNKNOWN SPOUSE OF FELICIA LYNN ISAAC, AND UNKNOWN TENANT(S) IN POSSESSION, IF

ANY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2023 and entered in Case No. 2023CC002870000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, 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 following described property as set forth in the Final Judgment of Foreclosure, to wit: Parcel ID: 22-26-11-000000-

033200 W1/2 OF W1/2 OF N1/2 OF SE1/4 OF NW1/4 OF NW1/4 BEING TRACT 27 OF UNRE

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

ANY PERSON CLAIMING AN 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. Dated on August 28, 2023. /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 23-01258K

#### SECOND 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,

Plaintiff, VS. LUIS E. ORTIZ SANTIAGO; 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,

GRANTEES, OR OTHER CLAIM-

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 Judg-

LOT 46, RIDGE OF DUNDEE, ACCORDING TO THE PLAT 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, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. Dated this 5 day of September, 2023. ALDRIDGE PITĖ, LLP Attorney for Plaintiff 5300 West Atlantic Avenue 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

#### SECOND INSERTION

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

DIVISION

CASE NO. 2021CA002888000000 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 JAMES C. PERKINS A/K/A JAMES CHANCE PERKINS, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA002888000000 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 James C. Perkins a/k/a James Chance Perkins, Deceased; Candace Holiday Perkins a/k/a Candace H. Perkins a/k/a Candace Perkins f/k/a Candace Renee Stellato f/k/a Candace Stellato f/k/a Candace Renee Holiday are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best hidder for cash at. www.polk.realforeclose.com, beginning 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@brock and scott.comBy /s/ Justin J. Kellev Justin J. Kelley, Esq. Florida Bar No. 32106 File No. 21-F00994 September 8, 15, 2023 23-01259K

#### SECOND INSERTION

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

CASE NO. 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 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 September 8, 15, 2023 23-01260K

#### SECOND INSERTION

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

CASE NO.: 2022-CA-003607 PATTERSON GROVES 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, to-

Property Address: 3025 Patterson 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

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 provision 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 September 8, 15, 2023

23-01276K

STEATE ONE TU

DAO

20, 30,000



# 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.



Why try to fix something that isn't broken?

# **2 OUT OF 3**

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

2



Keep Public Notices in Newspapers.

# **PUBLIC NOTICES**

# An American Tradition

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

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

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

(Adapted from the Public Resource Notice Center)

#### **Types of Public Notices**

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

One such example is a public hearing notice.

• Business and commerce notices

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

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

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

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

#### The history of public notices

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

officials and outlying regions.

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

An important premise both in federal

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

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

#### Public notice supports due process

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

Substantive due process refers to the

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

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

Public notices play a vital role in

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

# THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

# 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, newspapers remain the primary source for publishing public notices.

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

#### Newspaper tradition

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

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

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

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

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

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

# Newspapers: The best medium for public notices

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

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

Business

**Observer** 

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

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

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

# Notices become historical records

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

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, ac-

cessible, archivable notices.

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

# Newspaper notices protect due process

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

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

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