\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\* SEPTEMBER 22 - SEPTEMBER 28, 2023

# POLK COUNTY LEGAL NOTICES

# FIRST INSERTION

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

# $File \ No.\ 2023 CP0027420000 XX$ IN RE: ESTATE OF ROBERT CHARLES SCHMIDT Deceased.

The administration of the estate of Robert Charles Schmidt, deceased, whose date of death was June 5, 2023, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is 30 E. Parker St., Room 240 Lakeland, FL 33801-1929. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

> ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 09/22/2023.

# Personal Representative: Cathy Norelius 4537 Oxford Avenue

Edina, Minnesota 55436 Attorney for Personal Representative: Andrew Ponnock, Attorney Florida Bar Number: 195420 10100 West Sample Road, 3rd Fl Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com Secondary E-Mail: eservice@ponnocklaw.com September 22, 29, 2023 23-01326K

# FIRST INSERTION

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

File No. 53-2023-CP-003158-0000-XX Division 14 IN RE: ESTATE OF CAROLYN F. LONNEN

Deceased. The administration of the estate of Carolyn F. Lonnen, deceased, whose date of death was October 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and

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

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

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

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

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

The date of first publication of this notice is September 22, 2023.

# Personal Representative: Lisa Murdock

5725 Floy Drive Lakeland, Florida 33810 Attorney for Personal Representative: L. Caleb Wilson Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778

Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com September 22, 29, 2023 23-01343K

# FIRST INSERTION

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

# Case No.: 2023CP0032040000XX Division: PROBATE IN RE: THE ESTATE OF GAIL ANDERSEN

Deceased. The administration of the estate of Gail Andersen, deceased, whose date of death was August 5, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address

255 N. Broadway Avenue, Bartow, FL 33830-3912.

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 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 22, 2023.

# /s/ Jan Aldrich Jan Aldrich, Petitioner

/s/ Elizabeth C. Rich, Esq. Elizabeth C. Rich, Esq. Attorney for Jan Aldrich Florida Bar Number: 1036018 Patriot Legal Group 871 Outer Road Suite B Orlando, FL 32814 Telephone: (407) 737-7222 E-Mail: liz@patriotlegal.com Secondary E-Mail: service@patriotlegal.com September 22, 29, 2023 23-01347K

# FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Brian Haug / April C Haug will engage in business under the fictitious name CREATEFANTASYCRAFTS,

a physical address 804 Ofanto Way Haines City, FL 33844, with a mailing address 804 Ofanto Way Haines City, FL 33844, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

### September 22, 2023 23-01355K

# FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 10/6/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 GLEN mobile home bearing the vehicle identification number S7620193BZ and

all personal items located inside the mobile home. Last Tenant: Rebecca Louk May. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

September 22, 29, 2023 23-01361K

# FIRST INSERTION

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

File No. 53-2023-CP-002869-0000-XX Division: Probate IN RE: ESTATE OF JOYCE B. KNIGHT, Deceased

The administration of the Estate of Joyce B. Knight, deceased, whose date of death was June 8, 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 Personal Representative and the Personal Representative's attor-

ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is September 22, 2023.

# Personal Representative: Jane K. Phillips 5132 Lake in the Woods Ct.

Lakeland, FL 33813Attorney for Personal Representatives Keifer M. Exum Attorney for Petitioner Florida Bar Number: 1025388 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: kexum@mclements.com Secondary E-Mail: abaustert@mclements.com

September 22, 29, 2023 23-01329K

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-003179-0000-XX

# IN RE: ESTATE OF GENEVIEVE RUBY JACOBS Deceased.

The administration of the estate of Genevieve Ruby Jacobs, deceased, whose date of death was June 22, 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is September 22, 2023.

# **Personal Representative:** Nancy Ânn Hitt 1303 Cinda Court

St. Cloud, Florida 34772 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

September 22, 29, 2023 23-01353K

# FIRST INSERTION

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

COUNTY GENERAL JURISDICTION

DIVISION CASE NO. 53-2022-CA-001615 SPECIALIZED LOAN SERVICING

Plaintiff vs WILLIAM PEASLEE, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 18, 2023 in Civil Case No. 53-2022-CA-001615 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein SPECIAL-IZED LOAN SERVICING LLC is Plaintiff and WILLIAM PEASLEE, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of October, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Commence at the Southeast corner of Section 13, Township 29 South, Range 23 East, Polk County, Florida, run thence North 89 degrees 59 minutes 21 seconds West along the South boundary thereof 1140 feet to a point; run thence North 00 degrees 17 minutes 15 seconds West 260 feet to the point of beginning; from said point of beginning continue thence North 00 degrees 17 minutes 15 seconds West 100 feet to a point; run thence South 89 degrees 59 minutes 21 seconds East 170 feet to

a point; run thence South 00 degrees 17 minutes 15 seconds East 74.87 feet to the beginning of a curve concave to the Northwest having a radius of 25 feet; run thence Southwesterly along said curve through a central angle of 90 degrees 17 minutes 54 seconds 39.38 feet to the end of said curve; run thence North 89 degrees 59 minutes 21 seconds West 144.87 feet to the point of beginning, being Lot 11 of Block 2 of the unrecorded subdivision of Executive Estates.

Number: 000000-022100

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

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

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

22-00606FL September 22, 29, 2023 23-01351K

# Email your Legal Notice com • Deadline Wednesday at

# FIRST INSERTION

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

PROBATE DIVISION File No. 2023CP0028440000XX IN RE: ESTATE OF DAVID P. LABARGE, A/K/A

DAVID PETER LABARGE Deceased.

The administration of the estate of David P. LaBarge, A/K/A David Peter LaBarge, deceased, whose date of death was March 24, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, 33831. The names and addresses of the personal representative and the personal representative's attorney are

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 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 22, 2023.

# Personal Representative: Jason P. LaBarge

1 Coville St. Victor, New York 14564 Attorney for Personal Representative: Robert W. Bible, Jr., Attorney Florida Bar Number: 561398 Pippen Law Group, PLLC 1920 East Bay Dr. Largo, FL 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Robert@attypip.comSecondary E-Mail: Suzie@attypip.com September 22, 29, 2023 23-01349K September 22, 29, 2023

# FIRST INSERTION

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

File No. 2023-CP-003185 **Division Probate** IN RE: ESTATE OF MIRIAM KISS Deceased.

The administration of the Estate of Miriam Kiss, deceased, whose date of death was July 13, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

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

All other creditors of 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 22, 2023.

# Personal Representative:

Barbara Anne Reinhold 3639 Via Monte Napoleone Drive Poinciana, Florida 34759 Attorney for Personal Representative: Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, PA 8240 Exchange Drive Ste C6 Orlando, Florida 32809

Telephone: (407) 850-2500

# September 22, 29, 2023 23-01352K FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dumas Designs, located at 445 32nd Ave N, Apt 105, in the City of Saint Petersburg, County of Polk, State of

FL 33704 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 19 of September, 2023.

Tracy Dumas 445 32nd Ave N. Apt 105 Saint Petersburg, FL 33704 September 22, 2023

# FIRST INSERTION cash or cashier check; any person inter-

# Notice of Sale Pursuant to Florida Statute 713.585

F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facility;

ested ph (954) 563-1999Sale date October 6, 20223 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

38460 2018 Kia VIN#: 5XYP-G4A39JG414058 Lienor: Dyer Kia Lakes Wales 23280 Hwy 27 Lakes Wales 863-676-0595 Lien

September 22, 2023

# 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 Dr. Kayon Consulting located at 491 Lily Lane in the City of Davenport, Polk

County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 20th day of September,

2023. Kayon Cameron

September 22, 2023 23-01360K



# FIRST INSERTION

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

FOR POLK COUNTY, FLORIDA CASE NO. 53-2019-CA-003906 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff,

### KAYLA B. CUMMINGS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 10, 2022, and entered in 53-2019-CA-003906 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOCIATION is the Plaintiff and KAYLA B. CUM-MINGS; KEILAN B. BAINE are the Defendant(s). Stacv 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 10, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 59, PARCEL 2 OF CITRUS HIGHLANDS PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1998, 52X24, LIM-ITED MOBILE HOME, SERIAL NUMBERS FLA14612674A AND

Property Address: 6050 CITRUS

FLA14612674B.

HIGHLANDS DR N. BARTOW. FL 33830

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

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

Dated this 14 day of September, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com19-367906 - GrS September 22, 29, 2023 23-01336K

# FIRST INSERTION

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

2021CA-002489-0000-00 MORTGAGE ASSET MANAGEMENT LLC Plaintiff(s) VS. DIANNA KRONYAK, UNKNOWN SPOUSE OF DIANNA KRONYAK, UNITED STATES OF AMERICA

ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT

Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on March 20, 2023 in the above entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

THAT PORTION OF LOT B, RE-SUBDIVISION OF GOLFVIEW PARK AS RE-CORDED IN PLAT BOOK 27, PAGE 37, PUBLIC RECORDS OF POLK COUNTY FLORIDA, WHICH INCLUDES: LOT 8, BLOCK 21, MAP OF GOLF VIEW PARK, AS RECORDED IN PLAT BOOK 14, PAGE 23, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. Property Address: 254 OLEAN- DER ROAD, LAKE WALES, FL

33898 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 12th day of October, 2023.

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

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

WITNESS my hand and the seal of the Court on this 7th day of September,

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court (SEAL) Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 By /s/ Lynnette Burke Deputy Clerk September 22, 29, 2023 23-01323K

# 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.: 2022CA002548000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MIGUEL DÉLEON, CHRISTINE DELEON ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 5th day of September, 2023, and entered in Case No. 2022CA002548000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHRISTINE DELEON; MIGUEL DELEON: ASSOCIATION OF POINCIANA VILLAGES, INC.; and UNKNOWN TENANTS IN POS-SESSION OF THE SUBJECT PROP-ERTY 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 10:00 A.M. on the 7th day of November 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 128, POIN-CIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, 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 14th day of September 2023.

By: Migdalia Jordan Bar No. 125410 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA.  $R.\,JUD.\,ADMIN\,2.516$ ESERVICE@MGS-LEGAL.COM 22FL373-0988 September 22, 29, 2023 23-01333K

# FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of Exterior Holiday Lights located at 1345 6846 Palomino Dr, in the County of Polk, in the City of Lakeland, Florida

33811 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Lakeland, Florida, this 14th day of September, 2023. ELECTRAWN LLC

September 22, 2023 23-01330K

# FIRST INSERTION

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

IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA000177000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING. Plaintiff, VS.

MARCUS EDWIN BARTON; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT # 1; 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 18, 2023 in Civil Case No. 2023CA000177000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff, and MAR-CUS EDWIN BARTON: POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCI-ANA VILLAGES, INC.; UNKNOWN TENANT # 1; 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 17, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 3059, POIN-CIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, IN-CLUSIVE, 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 14 day of September, ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2023.09.14 14:42:05-04'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: Service Mail@aldridgepite.com1133-2948B

September 22, 29, 2023 23-01334K

# FIRST INSERTION

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

532023CA000576000000 MIDFIRST BANK Plaintiff, v.
JOANNE ESCOBAR; UNKNOWN SPOUSE OF JOANNE ESCOBAR; UNKNOWN TENANT 1; UNKNOWN TENANT 2; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION,

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 18, 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 8, BLOCK 989, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA a/k/a 1713 SHAD LN, POINCI-ANA, FL 34759-4728

at public sale, to the highest and best

bidder, for cash, online at www.polk. realforeclose.com, on October 16, 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 15th. 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 1000008694 September 22, 29, 2023 23-01342K

# FIRST INSERTION

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

FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2021-CA-001478 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, v.

ERIBERTO GUZMAN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated March 31, 2023, issued in and for Polk County, Florida, in Case No. 2021-CA-001478, wherein U.S. BANK TRUST NATION-AL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST is the Plaintiff, and ERIBERTO GUZ-MAN, ELENA SANTANA, ROBERTO SERRANO, UNKNOWN SPOUSE OF ERIBERTO GUZMAN N/K/A ADE-LINA MARTINEZ and ANDOVER HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 18, 2023, at electronic sale beginning at 10:00 AM, at www.polk. realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclo-

LOT 99, ANDOVER, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 1257 Merrimack Dr., Davenport, FL 33837 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: This 20th day of September,

2023. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529  $\hbox{E-Mail: Matthew@HowardLaw.com}\\$ September 22, 29, 2023 23-01362K

# FIRST INSERTION

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

CASE NO.: 532022CA004030000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/ SUBORDINATE PASS-THROUGH

VERNON LEE TATUM, JR., ET AL., Defendant(s), NOTICE IS HEREBY GIVEN pursu-

CERTIFICATE TRUST 1995-10,

Plaintiff.

ant to a Final Judgment dated September 5, 2023 entered in Civil Case No. 532022CA004030000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIA-TION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSO-CIATION, AS TRUSTEE, FOR MAN-UFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE THROUGH CERTIFICATE TRUST 1995-10, Plaintiff and VERNON LEE TATUM, JR; OLIVE F. TATUM: UN-KNOWN SPOUSE OF GLENN A. WALTER; WARREN A. FLETCHER; W.S. BADCOCK CORPORATION; CLEARWATER LAKE COUNTRY CLUB, INC. A/K/A CLEARWATER LAKE ESTATES 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 20, 2023 the following described property as set forth in said Final Judgment, to-wit:.

LOT 133, IN THE UNRECORD-ED CLEARWATER LAKE ES-TATES, DESCRIBED AS: BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4  $\,$ OF SECTION 32, TOWNSHIP 26 SOUTH, RANGE 25 EAST, RUN NORTH 0° 9' WEST 720.0 FEET TO THE POINT OF BEGIN-

NING: THENCE RUN NORTH 0° 9' WEST 90.0 FEET; THENCE WEST 205.0 FEET; THENCE SOUTH 0° 9' EAST 90.0 FEET: THENCE EAST 205.0 FEET TO THE POINT OF BEGINNING; SUBJECT TO A UTILITY EASE-MENT OVER THE EAST 10.0 FEET THEREOF.
TOGETHER WITH A SECURITY

INTEREST IN THAT 1995, 66 X 28 HIGHLAND PARK MOBILE HOME, SERIAL NUMBER FL-FLS79AB11867HL21.

Property Address: 135 Clearwater Avenue, Polk City, FL 33868

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. FBN: 1039538 File No: M22250-JMV September 22, 29, 2023 23-01325K

# FIRST INSERTION

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No. 2022-CA-1028 Honorable Judge: Durden PLANET HOME LENDING, LLC Plaintiff, Vs. BRANDON JANIEL COLON; JONATHAN MANUEL COLÓN DOMINGUEZ: HIDDEN LAKE PRESERVE HOMEOWNERS ASSOCIATION, INC.; STATE OF FLORIDA: POLK COUNTY CLERK OF COURT; MIDLAND FUNDING, LLC; UNKNOWN TENANT OCCUPANT #1: UNKNOWN TENANT OCCUPANT

Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated October 18, 2022 in the abovestyled cause, I will sell to the highest and best bidder for cash online at www. polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on December 5, 2023 the following described property:

LOT 83, HIDDEN LAKE PRE-SERVE, A SUBDIVISION AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 166, PAGES 29 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL ID: 272726-758511-000830 COMMONLY KNOWN AS: 437

STILLWATER LN, HAINES

CITY, FL 33844 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 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. Respectfully submitted this Septem-

ber 11, 2023 /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com

September 22, 29, 2023 23-01328K

# FIRST INSERTION

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

CASE No. 2022CA004298000000 PROVIDENT FUNDING ASSOCIATES, L.P.,

Plaintiff, vs. GEORGE T. WALKER, et al. Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2022CA004298000000 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, PROVIDENT FUNDING ASSOCIATES, L.P., Plaintiff, and, GEORGE T. WALKER, 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 10th  $\,$ day of October, 2023, the following described property:

LOT 12 IN BLOCK "C" LIN-COLN PARK ADDITION, AS SHOWN IN PLAT BOOK 9 PAGE 19, PUBLIC RECORDS 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.

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 14th day of September, 2023. GREENSPOON MARDER LLP

TRADE CENTRE SOUTH, SUITE 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1: Jacob.elberg@gmlaw.com By: /s/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316

Email 2: gmforeclosure@gmlaw.com  $22\text{-}000257\text{-}01\,/\,JSchwartz$ September 22, 29, 2023 23-01332K

# FIRST INSERTION

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

2020CA001102000000 J.P. MORGAN MORTGAGE ACQUISITION CORP.,

NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; UNKNOWN SPOUSE OF NESTOR F. VALLEJO-MORENO; UNKNOWN  ${\bf SPOUSE\ OF\ SANDRA\ I.\ VELEZ;}$ PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.: 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated September 11, 2023 entered in Civil Case No. 2020CA001102000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff and NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; PARTNERS FED-ERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSO-CIATION, INC. 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 16, 2023 the following described property as set forth in said

NOTICE OF SALE

IN THE CIRCUIT CIVIL COURT OF

THE TENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR POLK

COUNTY

CIVIL DIVISION

Case No. 2021 ca 003373 FIFTH THIRD BANK, NATIONAL

ELIEZER MALDONADO LOPEZ.

AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED,

UNKNOWN HEIRS, DEVISEES,

GRANTEES, ASSIGNEES,

AND TRUSTEES OF RAFAEL

MALDONADO, AS KNOWN

OF THE ESTATE OF RAFAEL

UNKNOWN SPOUSE OF GINA

MALDONADO, AND UNKNOWN

Notice is hereby given, pursuant to

Final Judgment of Foreclosure for

Plaintiff entered in this cause on July

27, 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, Flor-

LOT 22 AND THE WEST 1/2

OF LOT 21, BLOCK 5, MAP OF

DRUID HILLS, ACCORDING

TO THE PLAT THEREOF, AS

RECORDED IN PLAT BOOK

MALDONADO, DECEASED,

MALDONADO LOPEZ.

TENANTS/OWNERS,

Defendants.

ida described as:

MALDONADO, DECEASED, GINA

HEIR OF RAFAEL MALDONADO,

DECEASED, GINA MALDONADO,

AS PERSONAL REPRESENTATIVE

UNKNOWN SPOUSE OF ELIEZER

LIENORS, CREDITORS,

ASSOCIATION

Plaintiff, vs.

LOT 7 PATTERSON HEIGHTS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RECORDS OF POLK COUNTY FLORIDA. Property Address: 3471 Patterson Heights Drive, Haines City, FL

33844 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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF20004-JMV September 22, 29, 2023 23-01335K

21, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY,

and commonly known as: 425 SOUTH 12TH STREET, LAKE WALES, FL

33853; including the building, appur-

tenances, and fixtures located therein,

at public sale at 10:00 A.M., on-line

at www.polk.realforeclose.com on NO-

VEMBER 7, 2023 to the highest bidder

for cash after giving notice as required by Section 45.031 F.S.

the surplus from the sale, if any, other

than the property owner as of the date

of the lis pendens must file a claim

before the clerk reports the surplus as

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

Dated this September 19, 2023

ForeclosureService@kasslaw.com

impaired, call 711.

By: /s/ David R. Byars

David R. Byars Attorney for plaintiff

1505 N. Florida Ave. Tampa, FL 33602-2613

078950/2117112/wll

Kass Shuler, P.A.

Any persons claiming an interest in

FLORIDA.

unclaimed.

# FIRST INSERTION

POLK COUNTY

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

2023CA-004173-0000-00 SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., Plaintiff, vs.

ESPERANZA JANSSEN-PEREZ, sole and surviving heir to
ANGELICA JANSSEN, DECEASED and WALTER D. JANSSEN, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ANGELICA JANSSEN. DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS. CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER D. JANSSEN, DECEASED, DEPARTMENT OF REVENUE FOR THE STATE OF

and UNKNOWN TENANT 2, Defendants. Notice is hereby given that pursuant to the final judgment dated September 11, 2023, in case number 53-2023CA-004173-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTH-STATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A. is Plaintiff, and ESPE-RANZA JANSSEN-PEREZ, sole and surviving heir to ANGELICA JANS-SEN, DECEASED and WALTER D. JANSSEN, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY,

FLORIDA, UNITED STATES OF

AMERICA, UNKNOWN TENANT 1

THROUGH, UNDER OR AGAINST THE ESTATE OF ANGELICA JANS-DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WALTER D. JANS-SEN, DECEASED, DEPARTMENT OF REVENUE FOR THE STATE OF FLORIDA, UNITED STATES OF AMERICA, UNKNOWN TENANT 1 and UNKNOWN TENANT 2 are Defendants, I will sell to the highest and best bidder for cash online at www.polk. realforeclose.com at 10:00 a.m. on the 16th day of October, 2023, the following described real property as set forth in said final judgment, to wit:

Lot 4, less the South 5 feet, Block D. College Hill, according to the map or plat thereof, as recorded in Plat Book 10, Pages(s) 19, 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 within sixty (60) days after the sale.

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

Krista Mahalak, Esquire Peterson & Myers, P.A. Post Office Drawer 7608 Winter Haven, Florida 33883-7608 Attorney for Plaintiff September 22, 29, 2023 23-01348K

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023-2024

The Board of Supervisors of the Solterra Resort Community Development District

will hold their regular meetings for Fiscal Year 2023-2024 at the Solterra Resort

Amenity Center, located at 5200 Solterra Boulevard, Davenport, Florida 33837, on

Friday, October 6, 2023

Friday, November 3, 2023 Friday, December 1, 2023

Friday, January 5, 2024

Friday, February 2, 2024

Friday, March 1, 2024

Friday, April 5, 2024

Friday, May 3, 2024 Friday, June 7, 2024

Friday, July 12, 2024

Friday, August 2, 2024

Friday, September 6, 2024

At such times the Board is so authorized and may consider any business that may

properly come before it. A copy of the agenda for these meetings may be obtained

from Vesta District Services at 250 International Parkway, Suite 208, Lake Mary,

Florida 32746, or by calling (321) 263-0132 ("District Office"). The meetings are open to the public and will be conducted in accordance with the provision of Florida

Law for Community Development Districts. The meetings may be continued to a

date, time, and place to be specified on the record at the meeting. There may be oc-

Pursuant to provisions of the Americans with Disabilities Act, any person requiring

special accommodations at this meeting because of a disability or physical impair-

ment should contact the District Office at (407) 723-5900 at least 48 hours prior to

the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid

A person who decides to appeal any decision made at the meeting with respect to

any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which

casions when one or more Supervisors or staff will participate by telephone.

the first Friday of each month at 10:00 a.m., unless otherwise indicated as follows:

FIRST INSERTION

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

Case No. 53-2023-CA-000473

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED; BELINDA HAWKINS, AS KNOWN HEIR OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED; PAUL KLECKNER, AS KNOWN HEIR OF DONALD G. KLECKNER A/K/A DONALD GENE KLECKNER, DECEASED, TWIN FOUNTAINS CLUB, INC.; UNKNOWN SPOUSE OF BELINDA HAWKINS; UNKNOWN SPOUSE OF PAUL KLECKNER, AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 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:

CONDOMINIUM UNIT NO. 124 OF TWIN FOUNTAINS CLUB, INC., A CONDOMIN-IUM, ACCORDING TO THE DECLARATION OF CONDO-MINIUM THEREOF AND ATTACHMENTS, DATED MARCH 24, 1978, AND RE-CORDED IN O.R. BOOK 1821, PAGE 215, ET SEQ., AND CON-DOMINIUM BOOK 3, PAGE 33, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AS AMENDED BY INSTRUMENT RECORDED IN O.R. BOOK 2026, PAGE 824, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA; TOGETHER WITH ALL OF ITS APPURTENANC-ES ACCORDING TO SUCH

DECLARATION. and commonly known as: 212 GLEN-WOOD DRIVE, LAKE WALES, FL 33898; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on OCTO-BER 24, 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 September 19, 2023 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 078950/2220001/wll September 22, 29, 2023 23-01346K

# FIRST INSERTION

# Exhibit A Notice of Meetings

Fiscal Year 2023/2024 Leomas Landing Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2023/2024 Regular Meetings of the Board of Supervisors of the Leomas Landing Community Development District shall be held at 12:00 p.m. at the Holiday Inn Express North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809. The meeting dates are as follows:

> October 16, 2023 November 20, 2023 December 18, 2023 January 15, 2024 February 19, 2024 March 18, 2024 April 15, 2024 May 20, 2024 June 17, 2024 July 15, 2024 August 19, 2024 September 16, 2024

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 460-0130, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 460-0130. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Breeze, District Management 4879-1919-1926, v. 1 September 22, 2023

23-01327K

# FIRST INSERTION

FIRST INSERTION

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

DIVISION CASE NO. 2022CA001899000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

vs. BETTY KIGHT, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2023, and entered in 2022CA001899000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and BETTY KIGHT; LONZIE KIGHT; ROCHE SURETY AND CASUALTY CO, INC. 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 12, 2023, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 AND 4, BLOCK 6, RAIL-ROAD HEIGHTS, AN ADDITION TO POLK CITY, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 520 2ND ST, POLK CITY, FL 33868

September 22, 29, 2023 23-01358K

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

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

Dated this 18 day of September, 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 Bv: \S\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 22-033741 - NaC September 22, 29, 2023 23-01345K

Any person claiming an interest in the

If you are a person with a disability

NOTICE OF PUBLIC SALE Sky's Auto Collision LLC gives notice & intent to sell for nonpayment of labor, service & storage fees the following vehicle on 10/23/2023 at 8:30 AM at 204 Snively Ave, Eloise, FL 33880. Phone (863) 589-5083 for due in cash \$14,823.56 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

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that

Lewis W Crawford / LEWIS W.

CRAWFORD, INC. will engage in

business under the fictitious name

CRAWFORD CONSULTING GROUP,

with a physical address 3425 GUSTIN LN MULBERRY, FL 33860, with a

mailing address 3425 GUSTIN LN

MULBERRY, FL 33860, and already

registered the name mentioned above

with the Florida Department of State,

23-01341K

Division of Corporations.

September 22, 2023

in contacting the District Office.

such appeal is to be based.

District Manager

September 22, 2023

FIRST INSERTION 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 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.

2022 JEEP VIN# 3C4NJCBB4NT228886 September 22, 2023 23-01344K

# FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Keith G Saire / POINTS TRAVEL INC will engage in business under the fictitious name ARRIVE TODAY TRAVEL CLUB, with a physical address 504 TROON CIRCLE DAVENPORT, FL 33897, with a mailing address 504 TROON CIRCLE DAVENPORT, FL 33897, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 22, 2023 23-01354K

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA004086000000 LAKEVIEW LOAN SERVICING,

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

Plaintiff.

23-01359K

TROY D. GODSHALL A/K/A TROY GODSHALL, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated August 09, 2023, and entered in 2023CA004086000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TROY D. GOD-SHALL A/K/A TROY GODSHALL; THE UNITED STATES OF AMERI-CA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 10, 2023, the following described property as set forth in said

Final Judgment, to wit: LOT 7, CHERRY HILL, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 91, PAGE (S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 8547 CHERRY

FIRST INSERTION HILL DR, LAKELAND, FL 33810 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 14 day of September,

2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \_\S\Danielle Salem\_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-065473 - NaC September 22, 29, 2023 23-01337K FIRST INSERTION

# **BUSINESS OBSERVER**

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

CIRCUIT CIVIL DIVISION CASE NO.: 2022-CA-001473 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST, Plaintiff, v.

CATHERINE BROWN, et al., Defendants.

TO: Aisha Rogers Last Known Address: 2050 Chickadee Street, Bartow, FL 33830 TO: Katherine J. Gafford Shondra L. Anthony Katrina L. Knight

Robert Uhas and the Bureau of Victim Compensation Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk County, Florida:

LOT 11, BLOCK 4, EDGETON ADDITION TO LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 6, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA including the buildings, appurtenances, and fixture located thereon.

Property Address: 1420 W. 10th Street, Lakeland, FL 33805 (the "Property").

filed against you and you are required to serve a copy of your written defenses,

if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before 10/16, 2023 (no later than 30 days from the date of the first publication of this Notice of Action) 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 seal of this Court at Polk, Florida on this 7th day of September, 2023.

STACY M. BUTTERFIELD CLERK OF COURT (SEAL) BY: /s/ Asuncion Nieves Deputy Clerk

HARRIS S. HOWARD, ESQ., HOWARD LAW GROUP, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431 September 22, 29, 2023

# FIRST INSERTION

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

CASE NO.: 2023CA004985000000 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF KATE H. SMITH A/K/A UNA KATE HENDRIX A/K/A UNA KATE SMITH, VALETA FAYE BARGER AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

**DEFENDANT(S).**TO: VALETA FAYE BARGER Last Known Address: 1865 PASADENA DR, DUNEDIN, FL 34698 Current Residence: UNKNOWN TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF KATE H. SMITH A/K/A UNA KATE HENDRIX A/K/A UNA KATE SMITH

Last Known Address: 2634 SEA OATS CIRCLE N, LAKELAND, FL 33815 Current Residence: UNKNOWN

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

lowing described property: LOT 33, ARIANA'S WEST, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 89. PAGE(S) 9 AND 10, INCLU-SIVE, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA

TOGETHER WITH THE 1990 GREEN BOAT TRAILER DOU-BLE WIDE MOBILE HOME IDENTIFIED BY VIN # FLFL-L32A12004GH AND VIN# FL-FLL32B12004GH.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attornev for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 10/13/2023, a date at least thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 SEP 06 2023.

STACY M. BUTTERFIELD As Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff

210 N. University Drive, Suite 900, Coral Springs, FL 33071 September 22, 29, 2023 23-01338K

# FIRST INSERTION

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

CASE NO. 2021CA001305

WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS. GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GLORIA C. BROWN A/K/A GLORIA BROWN, DECEASED,

Defendants. TO: THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GLORIA C. BROWN A/K/A GLORIA

BROWN, DECEASED Current Residence Unknown but whose last known address was: 785 AUBURN PRESERVE BLVD, AU-BURNDALE, FL 33823-5412

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

LOT 28, THE VILLAGE -LAKELAND UNIT NO. 4 AD-DITION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RE-CORDS OF POLK COUNTY,

FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS: A 2000 KINGSWOOD SPECIAL EDITION DOUBLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS N89668A AND N89668B AND TITLE NUMBERS 87014581 AND 87013962.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 10/23/2023 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 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.

WITNESS my hand and seal of the Court on this 14th day of September,

> Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

eXL Legal, PLLC, Plaintiff's attorney. 12425 28th Street North, Suite 200, St. Petersburg, FL 337161000006291

September 22, 29, 2023 23-01356K

FIRST INSERTION

POLK COUNTY

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

CIVIL DIVISION

CASE NO.: 2023CA004983000000 BANK OF AMERICA, N.A. PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BOBBY R. TAYLOR A/K/A BOBBY RAY TAYLOR ET AL., DEFENDANTS.

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees And all others who may claim an interest in the estate of Bobby R. Taylor A/K/A Bobby Ray Taylor Last Known Address: 3105 Doc Lind-sey Rd, Fort Meade, FL 33841 Current Residence: UNKNOWN

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

BEGIN AT THE SE CORNER OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 26 EAST AND RUN THENCE NORTH 1324.30 FEET ALONG THE SECTION LINE BETWEEN SECTIONS 11 AND 12 TO A 4X4 C.M. (WHICH IS THE SE CORNER OF THE NE 1/4 OF SE 1/4) THENCE N. 89°36'W, A DISTANCE OF 470 FEET TO POINT OF BEGINNING, THENCE RUN NORTH 112 FEET TO A 4X4 C.M. ON THE SOUTHERLY SHORE LINE OF LAKE BUFFUM, THENCE RUN SOUTHWESTERLY ALONG SAID SHORE LINE A DISTANCE OF 61.48 FEET TO A 4X4 C.M., THENCE RUN SOUTH 100 FEET TO A 4X4 C.M., THENCE S. 89°36' E. A

DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THIS LYING AND BEING IN GOVERNMENT LOT 5, POLK COUNTY FLORIDA. SUBJECT TO AN EASEMENT 20 FEET WIDE ACROSS THE SOUTH SIDE OF SAID PROPERTY.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before October 9, 2023, a date at least thirty (30) days after the first publication of this Notice in the Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 31st day of August 2023. STACY M. BUTTERFIELD As Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC Attorney for Plaintiff 210 N. University Drive, Suite 900, Coral Springs, FL 33071

23FL922-0033 September 22, 29, 2023 23-01339K

# FIRST INSERTION

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

CIVIL DIVISION Case No.: 2023-CA-004998 VICTORIA HERNANDEZ, Plaintiff, vs. JAMES W. MOSS SR.,

**Defendants,** TO: JAMES W. MOSS, SR.

YOU ARE HEREBY NOTIFIED that an action for specific performance of a contract to convey real property and to quiet title on the following real property in Polk County, Florida:

Commence at the Southeast corner of Lot 190, WAHNETA FARMS, according to the plat thereof recorded in Plat Book 1, Pages 82A and 82B, run thence North 376 feet to a Point of Beginning; thence North 42 feet: West 240 feet; thence South 42 feet; thence East 240 feet to the Point of Beginning Lying and being in Section 16 Township 29 South, Range 26 East, Polk County, Florida, together with a 1986 Sand Mobile Home ID #FLSPLAGL27011475, FL Title Number 50429775. Parcel/Tax ID #: 26-29-16-689000-019002

has been filed against you in the Circuit

Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before October 20, 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 Com-

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

DATE: September 13, 2023 STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk

Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 September 22, 29, 2023 23-01331K

# FIRST INSERTION

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

CASE NO.: 2023CA-000443-0000-00 VILLAGE CAPITAL &

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

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

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

PROPERTY ADDRESS: 658 BEAR CT, POINCIANA, FL 34759

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 LINCLAIMED 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 13 day of September 2023. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by:

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

23-00078 September 22, 29, 2023 23-01324K FIRST INSERTION

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

CASE NO. 2023CA005368000000  ${\bf NATIONSTAR\ MORTGAGE\ LLC,}$ Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY J. STREMPEK, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY J. STREMPEK, DECEASED, and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOUGLAS T. STREMPEK, DECEASED, and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHRISTOPHER VIN-CENT STREMPEK, 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, trust-

by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property:

ees, and all parties claiming an interest

THE EAST 1/2 OF THE SE 1/4 OF THE SW  $1\!\!4$  OF THE NE  $1\!\!4$ OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 25 EAST. TOGETHER WITH THAT CERTAIN 1988 DOUBLEWIDE MOBILE HOME BEARING ID#'S FLFLH791A0750 AND FLFLH791B07509GL FLFLH791A07509GL

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 10/25/2023(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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 18th day of September, 2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: 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

September 22, 29, 2023 23-01357K

# SUBSEQUENT INSERTIONS

# SECOND 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 representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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 Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com

Secondary Email: angelica@srblawyers.com September 15, 22, 2023 23-01318K

# SECOND 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, et al, 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



SECOND INSERTION

# SECOND 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

# SECOND INSERTION

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

CASE NO. 532019CA003757000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST,

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 Judgment 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 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LESS THE NORTH 149.4 FEET THEREOF, OF THE PUBLIC RECORDS OF POLK COUNTY,

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.

twice, once a week for two consecutive 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

Court Book/Page/Document #

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

Holiday Inn Club Vacations Incorpo-

Amount Secure by Mortgage

DURANCIK/DURANCIK

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

Per Diem

561-478-0511.

# SECOND 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 exclusive 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:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE

FLORIDA.

Pursuant to Florida Statute 45.031(2), this notice shall be published weeks, with the last publication being at

OF THIS NOTICE ON THEM. Owner Name Mtg.- Polk County Clerk of

HOMEOWNERS' ASSOCIATION, INC. & TOWNS OF LEGACY PARK HOMEOWNERS ASSOCIATION. INC., a Florida not-for-profit corporation, Plaintiff, vs. REVOCABLE TRUST AGREEMENT OF MICHAEL C. MARCHANT, individually; MICHAEL C. MARCHANT, (TRUSTEE); CENTURY LENDING COMPANY: ALL UNKNOWN TENANTS/

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

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 ofthis court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in

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

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

DATED: AUG 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

# SECOND 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 SUNTRUST BANK. 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

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

IOTUGE:
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 File#:23-400119 September 15, 22, 2023 23-01317K

# SECOND 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

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

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  $\hbox{E-Mail: michael@mghpa.com}$ Secondary E-Mail: trish@mghpa.com September 15, 22, 2023 23-01300K

# SECOND 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-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

Dated this 6th day of September 2023 Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01854 CMS

September 15, 22, 2023 23-01289K

# SECOND INSERTION

V6.20190626

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 Foreclosure 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 JANE 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 10:00 A.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, AC-CORDING 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, Suite 900 Coral Springs, FL 33071 R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. 22FL373-0775 September 15, 22, 2023 23-01294K

attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at In order to ascertain the total amount due and to cure the default, please call

rated 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 is-

sued. 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 23-01296K

SECOND INSERTION der or Final Judgment, to-wit: 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. THOMÁS 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 Or-

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 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 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 By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com

September 15, 22, 2023 23-01297K

1496-185265 / TM1

### SECOND 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 Fore-

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

# SECOND INSERTION

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

CASE NO. 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. Defendant(s).

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

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 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

# 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. 2022CA001843000000 Carrington Mortgage Services, LCC, Plaintiff, vs.

Priscilla Marie Aguirre a/k/a Priscilla M. Aguirre, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001843000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida. wherein Carrington Mortgage Services, LCC is the Plaintiff and Priscilla Marie Aguirre a/k/a Priscilla M. Aguirre; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 24th day of October, 2023, the following described property as set forth

in said Final Judgment, to wit:

LOT 84, HONEYTREE

NORTH, ACCORDING TO

THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT

BOOK 76, PAGE(S) 23, 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 6th day of September, 2023.

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

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 

# SECOND 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 inter-

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

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 In-

terest 1.923% ERLYN LISBONY and LY-NETTE CANNON

17303 LORING LN, SPRING, TX 77388 and 3023 HELBERG RD, HOUSTON, TX 77092 17/0031

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, Build-

ing E, Unit Type: N/A, Fractional Interest 1.923% THADDEUS A PODBIELSKI

VILLE, TX 76528 35/0111 Contract # M93609528, Build-

ing 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 23323 35/0036 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

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 2021192203 2021188155 \$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

PERRY/PERRY 2019169900 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 2021121208 2021119990 \$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 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

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

# 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-002010 LAKEVIEW LOAN SERVICING, LLC,

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

unclaimed.

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

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

# 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. 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-RIES, DEVISEES, GRANTEES, AS-SIGNEES, 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, DECEASED; 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, ASSIGNEES, 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; MAR-IAN MELOTT; JO ANN PRINKEY;

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

In 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 45.031.

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

Dated this 12 day of 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 September 15, 22, 2023 23-01314K

# SECOND INSERTION

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

MARGARET HOLLER: SUE BOYD:

CASE No. 2022CA001619000000 REVERSE MORTGAGE FUNDING LLC, 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.

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

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 Û floridapublicnotices.com



# SECOND INSERTION

SECOND 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

NOTICE OF SALE PURSUANT TO

CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL ACTION

CASE NO.: 53-2018-CA-000070

ASSOCIATION AS TRUSTEE FOR

ELLINGTON LOAN ACQUISITION

PASS-THROUGH CERTIFICATES,

AIMEE M. POSSER A/K/A AIMEE

NOTICE IS HEREBY GIVEN Pursu-

ant 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 As-

sociation 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 Vil-

lages, 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-

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

TRUST 2021-GS2,

Plaintiff, vs.

Defendant(s).

Last Known Address

30 SUNSET AVE

ISE TILLMAN

Last Known Address

30 SUNSET AVE

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

DOROTHY ANDERSON A/K/A

DOROTHY LOUISE TILLMAN;

DOROTHY ANDERSON A/K/A

DOROTHY LOUISE TILLMAN:

DOROTHY LOUISE TILLMAN

OLD SAYBROOK, CT 06475

OLD SAYBROOK, CT 06475

Current Residence is Unknown

Current Residence is Unknown

LAKE WALES MEDICAL CENTER;

TO: DOROTHY ANDERSON A/K/A

UNKNOWN SPOUSE OF DOROTHY

ANDERSON A/K/A DOROTHY LOU-

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the follow-

ing described property in Polk County,

LOT 6, BLOCK D, POINCI-ANA HEIGHTS, LAKE WALES,

UNKNOWN SPOUSE OF

FOR LEGACY MORTGAGE ASSET

HSBC BANK USA, NATIONAL

TRUST 2007-1, MORTGAGE

MARIE DELLAROCCO, et al,

**SERIES 2007-1,** 

Defendant(s).

Plaintiff,

closure:

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 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

LOT 4, BLOCK 1030, POIN-

CIANA, 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,

A/K/A 8 FLATFISH DR, POINCI-

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.

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

eService: servealaw@albertellilaw.com

Dated this 11 day of September,

impaired, call 711.

ALBERTELLI LAW

P. O. Box 23028

Tampa, FL 33623

Tel: (813) 221-4743

Fax: (813) 221-9171

By: /s/ Justin Ritchie

Florida. Bar # 106621

Justin Ritchie, Esq.

CT - 17-026806

SECOND INSERTION

If you are a person with a disability

FLORIDA

ANA, FL 34759

# SECOND INSERTION

**POLK COUNTY** 

NOTICE TO CREDITORS ON THEM. IN THE CIRCUIT COURT OF THE All other creditors of the decedent TENTH JUDICIAL CIRCUIT and other persons having claims or de-IN AND FOR

mands against decedent's estate must file their claims with this Court WITH-POLK COUNTY, FLORIDA PROBATE DIVISION IN THREE (3) MONTHS AFTER THE File No.: 23CP-3196 IN RE: ESTATE OF DATE OF THE FIRST PUBLICATION OF THIS NOTICE. PATRICIA ANN REYNOLDS, 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

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

2023.

Personal Representative:

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.com

NOTICE OF ACTION TOWNS OF LEGACY PARK INC., a Florida not-for-profit

corporation, Plaintiff, vs.
MICHAEL C. MARCHANT, Trustee for Revocable Trust Agreement

UNKNOWN TENANTS/OWNERS, Defendants. TO: Michael C. Marchant Revocable Trust Agreement of Michael

102 Chelsea Drive Davenport, FL 33897

YOU ARE NOTIFIED that an action

according to the Plat thereof recorded in Plat Book 129, Pages 36, 37, and 38, Public Records of ange 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.

DATED: AUG 29 2023 Default Date: October 5, 2023

Deputy Clerk DI MASI | BURTON, P.A.

# Respondent.

DATE OF DEATH IS BARRED.

Signed on this 11th day of September,

Alan S. Reynolds 710 Reynolds Rd.

September 15, 22, 2023 23-01312K

# SECOND INSERTION

IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR Polk COUNTY, FLORIDA CASE NO.: 2022CA003067000000 HOMEOWNERS ASSOCIATION,

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, Pro-

bate Division, the address of which is:

P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and ad-

dress of the personal representative and

the personal representative's attorney

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

are set forth below.

of Michael C. Marchant; and ALL

C. Marchant

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

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 particularly described as:

Lot 81, Towns of Legacy Park, 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. Or-

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

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

the Plaintiff's attorney, 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 Sept. 15, 22, 29; Oct. 6, 2023

# THIRD 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,

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

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

thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

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

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

Dated: 08/24/2023

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (Seal) By: Shari R. Reed Deputy Clerk

September 8, 15, 22, 29, 2023

23-01252K

# SECOND 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;

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 established 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 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 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

# SECOND INSERTION

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

CASE No. 2022CA001979000000 REVERSE MORTGAGE FUNDING LLC.

Plaintiff, vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING 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 00 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 RUN WEST 225.00 FEET;

THENCE SOUTH OO 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

PALM 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 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,

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

SECOND INSERTION

September 15, 22, 2023 23-01311K NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

> BY U.S. BANK NATIONAL TRUSTEE, Plaintiff.

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 #1 N/K/A MONIQUE WILLIAMS: UNKNOWN TENANT #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 Final Judgment, to-wit:.

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 FBN: 1039538 File No: 02300002-JMV

FLORIDA, ACCORDING TO PLAT THEREOF RECORDED 1460-185504 / DP September 15, 22, 2023 23-01302K 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,

CASE NO.: 2022CA002643000000 BARCLAYS MORTGAGE TRUST 2022-RPL1, MORTGAGE-BACKED SECURITIES, SERIES 2022-RPL1, ASSOCIATION, AS INDENTURE

KENNETH WILLIAMS A/K/A KENNY WILLIAMS A/K/A KENNETH C. WILLIAMS, ET AL. Defendant(s)

# Service E-mail: ftlrealprop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq.

September 15, 22, 2023 23-01313K

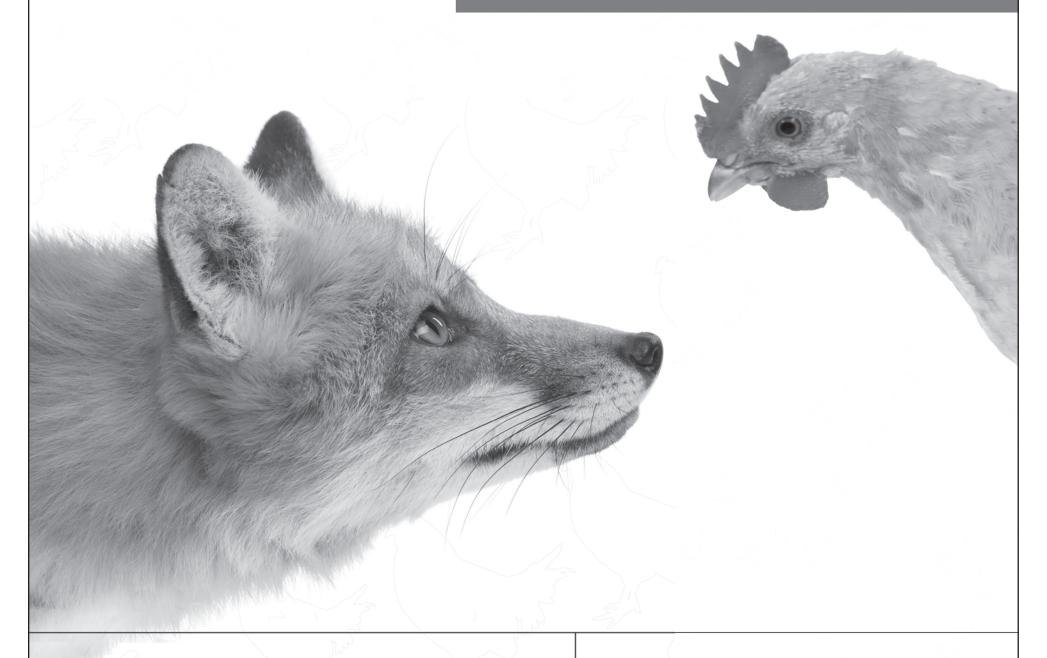
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