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

SEPTEMBER 29 - OCTOBER 5, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY. FLORIDA PROBATE DIVISION PROBATE FILE NO. 2023CP-003093 IN RE: Estate of MICHAEL DUANE ROBBINS,

Deceased. The administration of the estate of Michael Duane Robbins, 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 N. Broadway Avenue, Bartow, FL 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

Personal Representative: Amy Michele Hege 2241 Timbercrest Dr

Columbus, IN 47203Attorney for Personal Representative: /s/ William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative: /s/ Donald G. Gray

Donald G. Gray

301 Medora Street

Auburndale, Florida 33823

 ${\bf Attorney \ for \ Personal \ Representative:}$

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is September 29, 2023.

/s/ Charlotte C. Stone

Charlotte C. Stone, Esq.

Stone Law Group, P.L.

Sebring, Florida 33870

Fax: (863) 402-5425

Secondary E-Mail:

Telephone: (863) 402-5424

tami@stonelawgroupfl.com

Sept. 29; Oct. 6, 2023

Florida Bar Number: 21297

3200 US Hwy 27 S., Suite 201

charlotte@stonelawgroupfl.com

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative: Maria Sterling

50989 Highway 27

Lot #268

Davenport, Florida 33897

Attorney for Personal Representative:

Florida Bar Number: 0061499

2200 Lucien Way, Suite 405

Telephone: (407) 255-2055

E-Mail: page@fbl-law.com Secondary E-Mail:

yakubchik@fbllaw.com

J. Brian Page

ForsterBoughman

Maitland, FL 32751

Fax: (407) 264-8295

Attorney

The date of first publication of this

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN

23-01369K

23-01370K

Sept. 29; Oct. 6, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-2620 Division Probate IN RE: ESTATE OF VIRGIL C. GRAY Deceased.

The administration of the estate of Virgil C. Gray, deceased, whose date of death was June 8, 2022, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attornev 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-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-0031190

Division Probate

IN RE: ESTATE OF

WALTER P. STERLING

Deceased.

The administration of the estate of Wal-

ter P. Sterling, deceased, whose date of death was March 18, 2023, is pending

in the Circuit Court for Polk County,

Florida, Probate Division, the address

of which is Post Office Box 9000, Draw-

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

All other creditors of the decedent

OF THIS NOTICE ON THEM.

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

BARRED.

DATE OF DEATH IS BARRED.

The date of first publication of this notice is September 29, 2023.

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY. FLORIDA PROBATE DIVISION File No. 23-CP-2677 IN RE: ESTATE OF

LUZ MARIA TIRADO. Deceased.

The administration of the estate of LUZ MARIA TIRADO, deceased, whose date of death was March 3, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of first publication of this notice is: September 29, 2023.

MARY PLAZA

Personal Representative 302 Louis Edward Court

Lakeland, FL 33809 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

23-01391K Sept. 29; Oct. 6, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP- 3156 **Division Probate** IN RE: ESTATE OF HILTON E. HUDGINS Deceased.

The administration of the estate of Hilton E. Hudgins, deceased, whose date of death was May 19, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

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 29, 2023. Personal Representative: /s/ Larry D. Mathis Larry D. Mathis 1660 Tyner Road

Haines City, Florida 33844 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail:

charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com Sept. 29; Oct. 6, 2023 23-01374K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003187-0000-XX

IN RE: ESTATE OF FRANK R. STOCKTON

Deceased.

The administration of the estate of Frank R. Stockton, deceased, whose date of death was October 7, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 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 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 29, 2023.

Personal Representative: Albert Sticklev III

737 S. Indiana Avenue Englewood, Florida 34223 Attorney for Personal Representative: Albert Stickley III, Esquire Attorney Florida Bar Number: 51605 737 S. Indiana Ave., Englewood, FL 34223

Telephone: (941) 474-5506 Fax: (941) 474-5507 E-Mail: aj@stickleylaw.com Secondary E-Mail:

ryan@stickleylaw.com Sept. 29; Oct. 6, 2023

23-01381K

FIRST INSERTION

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

File No. 53-2023-CP-003120-0000-XX IN RE: ESTATE OF DEVIN PAUL EDWARDS

Deceased.

The administration of the estate of Devin Paul Edwards, deceased, whose date of death was March 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE All other creditors of the decedent

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

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 29, 2023.

Personal Representative: Bruce Edwards 1116 S. Washington Street Sullivan, Illinois 61951

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

Sept. 29; Oct. 6, 2023 23-01373K

FIRST INSERTION

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

FLORIDA PROBATE DIVISION Case No.: 23-CP-003211 IN RE: ESTATE OF

ADONICA JOY RUMPEL f/k/a ADONICA JOY DAYWALT, Deceased.

The administration of the estate of ADONICA JOY RUMPEL f/k/a ADONICA JOY DAYWALT, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NO-TICE 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 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: September 29, 2023

Personal Representative TROY DAYWALT Fayetteville, PA 17222

and FAITH SHULTZ

5100 Spruce Road Fayetteville, PA 17222 Attorney for Personal Representative BENJAMIN W. HARDIN, JR., ESQUIRE Florida Bar No.: 0500763

JULIE LANDRIGAN BALL. ESQUIRE Florida Bar No.: 0768731 MATTIE HARDIN TONDREAULT, ESQUIRE

Florida Bar No.: 118242 BENJAMIN W. HARDIN III. ESQUIRE Florida Bar No.: 1018041

Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com

Sept. 29; Oct. 6, 2023 23-01385K

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 2023CP-003092

IN RE: Estate of
MANUEL RODRIGUEZ PINEIRO a.k.a. MANUEL A. RODRIGUEZ PINEIRO, a.k.a. MANUEL ARSINEO

RODRIGUEZ PINEIRO, a.k.a. MANUEL A. RODRIGUEZ Deceased.

The administration of the estate of a.k.a. MANUEL A. RODRIGUEZ PIN-EIRO, a.k.a. MANUEL ARSINEO RO-DRIGUEZ PINEIRO, a.k.a. MANUEL A. RODRIGUEZ, deceased, whose date of death was May 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 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 NOTICE.
ALL CLAIMS NOT FILED WITHIN

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

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 29, 2023. Personal Representative: Patricia Rodriguez Fuentes

335 NE 48th St., Apt 209

Deerfield Beach, FL 33064

Attorney for Personal Representative: s/ William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com Sept. 29; Oct. 6, 2023 23-01368K

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 iCanElevateU located at 490 S. Bingham St. in the City of Eagle Lake, Polk County, FL 33839 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of September,

Donnis Hiskett

September 29, 2023 23-01398K

Email your Legal Notice om • Deadline Wednesday at r

Notice Under Fictitious Name Law

FIRST INSERTION

According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Shore Dental Partners located at 3615 S. Florida Ave., Suite 850 in the City of Lakeland, Polk County, FL 33803

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

23-01387K

Dated this 20th day of September,

Divergent Dental Group, LLC September 29, 2023 23-01376K

FIRST INSERTION

Notice is hereby given that KRISTINE M MARCIL HABINA, OWNER, desiring to engage in business under the fictitious name of MARCIL CUSTOM TRAVEL located at 2026 NORMANDY HEIGHTS DRIVE, WINTER HAVEN,

FLORIDA 33880 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 23-01389K September 29, 2023

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") will hold a public hearing on Wednesday October 25 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the Heritage Baptist Church, 4202 Pipkin Creek Road, Lakeland, Florida 33811 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's $First Amendment \ to \ Lakeside \ Preserve \ Community \ Development$ District Engineer's Report, dated August 2023, as may be further amended (the master project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o PFM Group, LLC, 3501 Quadrangle Boulevard, suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management system, utilities (water, sewer, reclaim), hardscape/ landscape/irrigation, undergrounding of conduit, environmental conservation/mitigation, amenities, off-site improvements, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the Phase 2 CIP, the estimated cost of the Improvements, including contingency and professional services, is \$11,450,000.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Amended and Restated Master Special Assessment Methodology for Lakeside Preserve Community Development District, dated September 2023, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") ba at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$17,550,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Total # of Units/ Acres	ERU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Phase 1 - SF Lots**	135	1	\$26,074	\$1,802.07
Phase 2 - SF Lots	291	1	\$48,213	\$4,073.34

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final $determination\ at\ the\ public\ hearings\ and\ meeting\ identified\ above.\ Specific\ maximum$ $amounts\ expected\ per\ parcel\ or\ product\ type\ are\ as\ set\ forth\ in\ the\ Assessment\ Report.$ **Assessment Levels associated with Series 2019 Bonds

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental

OURTHOUS

WEBSITES

MANATEE COUNTY HILLSBOROUGH

COUNTY

hillsclerk.com

pascoclerk.com

pinellasclerk.org

POLK COUNTY polkcountyclerk.net

myorangeclerk.com

ORANGE COUNTY

PASCO COUNTY

PINELLAS COUNTY

assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

POLK COUNTY

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings made, which includes the testimony and evidence upon which such appeal is to

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, PFM Group, LLC, 3501 Quadrangle Boulevard, suite 270, Orlando, Florida 32817, or by calling (407) 723-5900, at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTIONS 2018-15 AND 2018-19; ADOPTING AN AMENDED AND RE-STATED MASTER ASSESSMENT METHODOLOGY REPORT; ADOPTING A FIRST AMENDMENT TO THE ENGINEER'S REPORT; DECLAR-ING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIG-NATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Lakeside Preserve $Community \, Development \, District \hat{\ } (the ``District") previously \, determined \, to \, undertake \, \\$ the construction and maintenance of certain infrastructure improvements, (the "Improvements") and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by the Improvements pursuant to Resolutions 2018-15, and 2018-19, (the Assessment Resolutions"); and

WHEREAS, the owner and developer of the vacant lands within the District formerly designated as Phases 2 and 3, have revised their development plan into a single phase 2 to include new product types and development densities; and

WHEREAS, the District Engineer has prepared a revised engineer's report based on presently anticipated Improvements necessary for the development of phase 2 together with the estimated costs of the Improvements and modified the development plan to incorporate additional Improvements to serve the phase 2

lands, (the "Phase 2 Lands"); and
WHEREAS, the District Engineer has presented a "First Amendment to the Master Engineer's Report dated December 2017, as defined below, that details the scope and cost of Improvements necessary to serve the lands currently located within the District as well as the Phase 2 Lands; and

WHEREAS, because of the increase in the estimated costs of the Improvements to the Phase 2 Lands currently included in the District, the District desires to amend the provisions of the Assessment Resolutions to reflect an increased assessment lien amount for the Phase 2 Lands; and

WHEREAS, the District will by separate resolution declare, levy, and impose special assessments upon the Phase 2 Lands to provide its proportionate share of the costs of the Improvements; and

FIRST INSERTION NOTICE TO CREDITORS file their claims with this Court WITH-IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION 53-2023-CP-003140-0000-XX **Division: Probate** IN RE: ESTATE OF

ANNE GREEN JOYCE. Deceased The administration of the Estate of

Anne Green Joyce, deceased, whose date of death was January 27, 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 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

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 29, 2023.

Personal Representative: Michael Felix Joyce 404 Horseshoe Lane NE Winter Haven, FL 33881

Attorney for Personal Representative: Carol J. Wallace Attorney for Petitioner Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com

abaustert@mclements.com 23-01401K Sept. 29; Oct. 6, 2023

2nd E-Mail:

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure Improvements described in the District's First Amendment to $Lake side\ Preserve\ Community\ Development\ District\ Engineer's\ Report, \ {\tt dated\ August}$ 2023, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, $\hat{Florida}$ Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and WHEREAS, the District hereby determines that benefits will accrue to the

property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Amended and Restated Master Assessment Methodology Report for Lakeside Preserve Community Development District, dated August 16, 2023 ("Amended Master Report"), attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved as set forth in the Amended Master Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH:

1. Assessments shall be levied to defray a portion of the cost of the Improvements as specified in the Amended Master Report.

- 2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
- 3. The total estimated cost of the Improvements for Phase 2 is \$11,450,000 (the "Estimated Cost").
- 4. The Assessments will defray approximately \$17,550,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service
- 5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment resolutions.
- 6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
- 8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are advalorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- ${f 9.}$ The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- ${\bf 10.}$ The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as
- 11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement Resolutions 2018-15, and 2018-19, relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the phase 2 Improvements. As such, all such prior resolutions, including but not limited to, Resolutions 2018-15, 2018-19, and 2019-03, remain in full force and effect, except to the extent provided

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

PASSED AND ADOPTED this 20th day of September 2023.
ATTEST: LAKESIDE PRESERVE

COMMUNITY DEVELOPMENT DISTRICT By: <u>/s/ L. Saunders</u> Its: Chairperson 23-01395K

FIRST INSERTION

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

/s/ J. Gaarlandt

Sept. 29; Oct. 6, 2023

Secretary

53-2023-CP-002871-0000-XX **Division: Probate** IN RE: ESTATE OF THOMAS FELIX JOYCE, Deceased

The administration of the Estate of

Thomas Felix Joyce, deceased, whose date of death was January 26, 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 attorney are set forth below. All creditors of the decedent and oth-

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 29, 2023.

Personal Representative: Michael Felix Joyce 404 Horseshoe Lane NE Winter Haven, FL 33881

Attorney for Personal Representative: Carol J. Wallace Attorney for Petitioner Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com 2nd E-Mail:

 $abaustert@\,mclements.com$ Sept. 29; Oct. 6, 2023 23-01400K

PUBLISH YOUR LEGAL NOTICE

- · We offer an online payment portal for easy credit card payment
- · Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386**
- or email legal@businessobserverfl.com

CHECK OUT YOUR LEGAL NOTICES

collierclerk.com

CHARLOTTE COUNTY charlotteclerk.com

sarasotaclerk.com

manateeclerk.com

SARASOTA

COUNTY

LEE COUNTY

leeclerk ora

COLLIER COUNTY

floridapublicnotices.com

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY. FLORIDA PROBATE DIVISION CASE NO.:2023CP0026910000XX IN RE: ESTATE OF

ELIAS JOSEPH MARSHALL, Deceased TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE.

You are hereby notified that an Order of Summary Administration has been entered in the estate of ELIAS JOSEPH MARSHALL, deceased, File Number- $2023 \mbox{CP}0026910000\mbox{XX}$ by the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, Florida 33831; that the decedent's date of death was February 18, 2023; that the total value of the estate is \$28,534.85 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Kathryn Mary Marshall 2439 Crooked Stick Drive Winter Haven, Florida 33881

ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED NOTWITH-STANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this

notice is September 29, 2023 Person Giving Notice: KATHRYN MARY MARSHALL

2439 Crooked Stick Drive Winter Haven, Florida 33881 Attorney for Person Giving Notice: /s/ Christina Green Rankin Christina Green Rankin, Esquire FLA BAR 0651621 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 (727) 441-8813 Email: cgrankin@greenlawoffices.net

Email: kdileone@greenlawoffices.net

Sept. 29; Oct. 6, 2023 23-01375K

FIRST INSERTION

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

532023CA000097000000 HOUSE WAY SOLUTIONS, INC., Plaintiff, vs.

727 SADDLEWOOD BLVD. TRUST DATED 05/31/2022, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure August 23, 2023, and entered in Case No. 532023CA000097000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which HOUSE WAY SOLUTIONS, INC., is the Plaintiff and 727 SAD-DLEWOOD BLVD. TRUST DATED 05/31/2022; ANTHONY DUANE LONG, AS TRUSTEE OF THE 727 SADDLEWOOD BLVD. TRUST DAT-ED 05/31/2022; ANY AND ALL UN-KNOWN BENEFICIARIES OF THE 727 SADDLEWOOD BLVD. TRUST DATED 05/31/2022; SADDLEWOOD ESTATES HOMEOWNERS' ASSOCI-ATION, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realfo reclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida at 10:00 am on the 16th day of October, 2023, the following described property as set forth in said Final Judg-

ment of Foreclosure: LOT 66, PHASE 1 SADDLE-WOOD ESTATES, ACCORD-ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK

93, PAGE(S) 37 THROUGH 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1998 MO-BILE HOME ID #FDGA8482 PROPERTY ADDRESS: 727 SADDLEWOOD BLVD., LAKE-LAND, FL 33809

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Damian G. Waldman TX7 Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972

Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff Sept. 29; Oct. 6, 2023 23-01390K

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. $532023 {\rm CA} \\ 000300000000$ U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR2, Plaintiff, vs.

ANNA M. CONE; UNKNOWN SPOUSE OF ANNA M. CONE; DEBRA A. CONE: UNKNOWN SPOUSE OF DEBRA A. CONE; KATLIN A. CONE; JAMIE S. CONE; CALEB B. CONE; MADISON O. CONE; BENJAMIN L. CONE; JOSEPH D. CONE, A MINOR, BY AND THROUGH HIS UNKNOWN LEGAL GUARDIAN; MAKAILA A/K/A ASHLEY LAUREN CONE, BY AND THROUGH JOYCE T. HER LEGAL COGUARDIANS:

CONE BEGLEY; ASHLEY L. CONE CONE AND MELISSA Y. CARLSON, BAILY CONE OWEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure filed September 13, 2023 and entered in Case No. 532023CA000300000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein U.S. BANK NATIONAL AS-SOCIATION, NOT IN ITS INDIVID-UAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUST-EE OF CIM TRUST 2021-NR2 is Plaintiff and ANNA M. CONE; UNKNOWN SPOUSE OF ANNA M. CONE; DEB-RA A. CONE; UNKNOWN SPOUSE OF DEBRA A. CONE; KATLIN A. CONE; JAMIE S. CONE; CALEB B. CONE; MADISON O. CONE; BEN-JAMIN L. CONE; JOSEPH D. CONE, A MINOR, BY AND THROUGH HIS UNKNOWN LEGAL GUARDIAN; MAKAILA CONE BEGLEY; ASHLEY L. CONE A/K/A ASHLEY LAUREN CONE, BY AND THROUGH JOYCE T. CONE AND MELISSA Y. CARL-

SON, HER LEGAL CO-GUARDIANS; BAILY CONE OWEN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. POLK.REALFORECLOSE.COM, 10:00 A.M., on October 18, 2023, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 150 FEET OF THE SOUTH 2160 FEET OF THE WEST 330 FEET OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 27 SOUTH, RANGE 24 EAST, BEING LOT 26 OF UNRECORDED PINEGLAN, PHASE II, POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5. If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 22nd 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.: 21-00195 SPS V6.20190626 Sept. 29; Oct. 6, 2023 23-01380K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE July 26, 2023

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

TIMESHARE PLAN: ORLANDO BREEZE RESORT

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

Contract Number: M92841198 -- CHARLES S TYLER and MARY KATHERINE TYLER, ("Owner(s)"), 843 HAYES CEMETERY RD, EFFIE, LA 71331 and 1208 WOOD LAWN

AV. BURLESON, TX 76028 / Week 31 in Unit No. 0037/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$7,691.45/Lien Doc #2021188155/Assign #2021192203

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64,

West Palm Beach, FL 33407 Sept 29; Oct. 6, 2023

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2022CA003208000000

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, KAY MATHENY AKA KAY S. MATHENY AKA KAY SANDRA MATHENY AKA KATY L. MATHENY,

DECEASED, et al, Defendant(s). To: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER, OR AGAINST, KAY MATHENY AKA KAY S. MATHENY AKA KAY SANDRA MATHENY AKA KATY L. MATHENY, DECEASED Last Known Address: Unknown

Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 20, ROSEWOOD MANOR.

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2805 AVE J NW WIN-TER HAVEN FL 33881

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

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

Default Date: 10/16/2023

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 22-007255

Sept. 29; Oct. 6, 2023 23-01393K

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.: 532023CA005107000000

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION,

Plaintiff, vs. JOHNATHAN MOUAYLY: CEDARCREST COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

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 27 day of October 2023, the following described property as set forth in

said Final Judgment, to wit: LOT 2, CEDARCREST, A SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 148, PAGES 3 AND 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 7286 CEDARCREST BLVD, LAKE-

LAND, FL 33810 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 20 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 23-01330 Sept. 29; Oct. 6, 2023 23-01365K

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. 2023CA005433000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES. **SERIES 2007-7,** Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA S. NANCE, DECEASED, et. al. **Defendant(s),** TO: TO: THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF VIR-GINIA S. NANCE, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

ALL THAT PARCEL OF LAND IN THE CITY OF AUBURN-DALE, POLK COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 4897, PAGE 1337, ID#

75-28-11-336500-008120, BE-ING KNOWN AND DESIG-NATED AS LOT 12, BLOCK 8, AUBURNDALE HEIGHTS SUBDIVISION, FILED PLAT BOOK 2, PAGE 13.

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 10/27/23 / (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 20th 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 22-025955

Sept. 29; Oct. 6, 2023 23-01394K

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917.

Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. 'No Title Guaranteed, A Buyer Fee May Apply" at 10:00 AM October 30, 2023

Ajax Auto Place .com 701 S Florida Ave., Lakeland, Fl 2000 HOND 1HGCG5656YA077150 \$1431.62 September 29, 2023 23-01392K

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 MikeBibiTransportLLC: Located at 3975 Serenade Lane : Polk County 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 September day of 25, 2023 MikeBibiTransportLLC

September 29, 2023 23-01388K

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FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION

CASE NO.: 2023-CA-004905 NEW DAY FINANCIAL, LLC, Plaintiff, vs. JOSEPH WEEKS et al.,

Defendants. TO: JOSEPH WEEKS, 810 DENGAR AVENUE, HAINES CITY, FL 33844 YOU ARE NOTIFIED that an action to foreclose to the following properties in Polk County, Florida: LOT 101, RANDA RIDGE, PHASE 1, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 125, PAGE 26, OF THE PUBLIC RECODS OF POLK COUNTY

FLORIDA.

Property Address: 810 Dengar Avenue, Haines City, FL 33844 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before October 12, 2023, and file the orig-

inal with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

POLK COUNTY

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

before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on SEP 05 2023. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT By: /s/ Asuncion Nieves

DEPUTY CLERK SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road,

Suite 110E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff

Sept. 29; Oct. 6, 2023 23-01397K

FIRST INSERTION

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

POLK COUNTY, FLORIDA CASE NO.: 2022CA000198000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, Plaintiff, VS.

THOMAS E. THOMPSON: UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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 OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2023CA000091000000

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

BEVERLY L. SPARK, et al.

Plaintiff,

Defendant(s).

SOLELY AS OWNER TRUSTEE

FOR RCF 2 ACQUISITION TRUST,

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in

2023CA000091000000 of the Circuit

Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION

TRUST is the Plaintiff and BEVERLY L. SPARK; 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 17, 2023, the following described property as set forth in said

ACCORDING TO THE PLAT

THEREOF AS RECORDED IN

PLAT BOOK 131, PAGE 30-35,

PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

Final Judgment, to wit: LOT 57, SOLIVITA - PHASE VIA,

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 17, 2023 in Civil Case No. 2022CA000198000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSAC-TION TRUST, SERIES 2019-3 is the Plaintiff, and THOMAS E. THOMP-SON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; 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,

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 13, 2023 at 10:00:00

Property Address: 512 VIA VIL-

LAGIO LO, KISSIMMEE, FL

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

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 21 day of September,

impaired, call 711.

SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff

6409 Congress Ave.,

Boca Raton, FL 33487

Telephone: 561-241-6901 Facsimile: 561-997-6909

By: \S\Danielle Salem Danielle Salem, Esquire

Communication Email:

dsalem@raslg.com

22-018094 - RaO

Florida Bar No. 0058248

Service Email: flmail@raslg.com

ROBERTSON, ANSCHUTZ,

2023.

Suite 100

FIRST INSERTION

34759

45.031.

GRANTEES, OR OTHER CLAIM-

AM EST the following described real property as set forth in said Final Judg-

THE WEST 456.0 FEET OF THE EAST 912.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF THE SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, TOGETHER WITH AN EX-CLUSIVE EASEMENT FOR INGRESS AND EGRESS AND POWER TRANSMISSION LINES ALONG THE NORTH 50 FEET OF THE EAST 456.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF SE-1/4 OF SECTION 5, TOWN-SHIP 26 SOUTH, RANGE 24 EAST, SUBJECT TO ROAD RIGHT-OF-WAY FOR MOORE ROAD OFF THE EAST 40 FEET THEREOF. THIS EASE-MENT IS TO RUN WITH THE

TOGETHER WITH 1999 FLEETWOOD MOBILE HOME ID # GAFLW07A43630W521

LAND

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 22 day of September, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2023.09.22 09:28:19-04'00' By: Zachary Ullman FBN: 106751

Primary E-Mail: $Service {\bf Mail@aldridge pite.com}$ 1012-3557B

Sept. 29; Oct. 6, 2023 23-01382K

FIRST INSERTION

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

Case #: 2023CA004260000000 DIVISION: 8 Wells Fargo Bank, N.A.

Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Joanna M. Burdette; Unknown Spouse of Joanna M.

Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Burdette; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Julie Rae Carlson a/k/a Julie R. Carlson a/k/a Julie Rae Dowling; James A. Dowling; Susan M. Dorsett a/k/a Susie M. Dorsett a/k/a Susie M. Schnitz; Gale A. Troup; Doyle Clair Carlson a/k/a Doyle C. Carlson Jr.; Unknown Parties in Possession $\sharp 1,$ 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

Defendant(s). TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s);: LAST KNOWN ADDRESS: UN-

above named Defendant(s)

KNOWN, Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis: LAST KNOWN ADDRESS: 206 East Maple Street, Davenport, FL 33837-4194, Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder

f/k/a Diane Willis: LAST KNOWN ADDRESS: 206 East Maple Street, Davenport, FL 33837-4194 and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The

Named Defendant(s): LAST KNOWN

ADDRESS: UNKNOWN Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOTS 12 AND 13, BLOCK 63, MAP OF DAVENPORT, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA more commonly known as 206

East Maple Street, Davenport, FL 33837-4194.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded 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 on the 13th day of September, 2023.

Default Date: 10/20/2023

Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 Sept. 29; Oct. 6, 2023 23-01364K

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 GRANTREPAIRALLL located at 721

2023. GRANT HARROALD

Dated this 21st day of September,

2023, the following described property: Lot 3, in Block B, of Chelsea Oaks Phase Two-A, according to the Plat thereof, as recorded in Plat Book 156, Page 34, of the Public Records of Polk County, Florida. Property Address: 6374 TOR-

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASE NO.

532022CA003386000000

NOTICE IS GIVEN that, in accordance

with the order granting Plaintiff's mo-

tion to cancel and reschedule foreclo-

sure sale dated September 14, 2023,

in the above-styled cause, I will sell to

the highest and best bidder for cash beginning at 10:00 AM at http://www. polk.realforeclose.com, on October 19,

PENNYMAC LOAN SERVICES,

 ${\bf LEO\ GORDON, III, ET.AL;}$

LLC:

Plaintiff, vs.

Defendants

RINGTON CIR, LAKELAND, FL 33811-0000

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.

Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-01517 Sept. 29; Oct. 6, 2023 23-01367K

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.: 2022CA003054000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. WILLIAM E. WEBB A/K/A BILL EARL WEBB A/K/A BILL WEBB A/K/A WILLIAM D. WEBB A/K/A WILLIAM WEBB A/K/A WILLIAM EARL WEBB, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 6th day of September, 2023, and entered in Case No. 2022CA003054000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and WILLIAM E. WEBB A/K/A BILL EARL WEBB A/K/A BILL WEBB A/K/A WILLIAM D. WEBB A/K/A WILLIAM WEBB A/K/A WIL-LIAM EARL WEBB; ROXANNE M. WEBB A/K/A ROXANNE MARIE WEBB; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court 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:

THE SOUTH 260 FEET OF THE NORTH 480 FEET OF THE EAST 310 FEET OF THE WEST 1/2 OF THE NORTH-EAST 1/4 OF THE SOUTH-EAST 1/4 OF SECTION 20, TOWNSHIP 27 SOUTH,

RANGE 24 EAST, POLK COUNTY, FLORIDA, THE ROAD RIGHT OF WAY FOR LAKE LUTHER ROAD. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 22nd day of 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

22FL373-1158 Sept. 29; Oct. 6, 2023

FIRST INSERTION

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

CASE NO. 532023CA000726000000 U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE7, ASSET-BACKED CERTIFICATES SERIES 2006-HE7.

CHARLENE R. LEIPPLY, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 18, 2023, and entered in 532023CA000726000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK, N.A. SUCCES-SOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE7, ASSET-BACKED CERTIFICATES SERIES 2006-HE7 is the Plaintiff and CHARLENE R. LEIPPLY; UN-KNOWN SPOUSE OF CHARLENE R. LEIPPLY N/K/A KEITH SHAW: 1000 ROSES PHASE II OWNERS ASSO-CIATION, INC.; 1000 ROSES PHASE II HOMEOWNERS ASSOCIATION. 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.realfor eclose.com, at 10:00 AM, on October 17, 2023, the following described property as set forth in said Final Judgment, to

LOT 3A DESCRIBED AS FOL-

LOWS: LOT 3 OF THOUSAND ROSES, A SUBDIVISION RE-CORDEO IN PLAT BOOK 108, PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE EAST 40.50 FEET THEREOF. Property Address: 1465 THOU-SAND ROSES DR, LAKE WALES,

FL 33853 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 21 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 By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-005397 - EuE

Sept. 29; Oct. 6, 2023 23-01372K

CAVE

Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

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

FIRST INSERTION

Sept. 29; Oct. 6, 2023 23-01371K

NOTICE UNDER FICTITIOUS SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that CONNIE SOVIL / HIGHLANDER TOWING LLC will engage in business under the fictitious name CONNIE'S CONSULTING, with a physical address 5638 ODOM RD LAKELAND, FL 33809, with a mailing address 5638 ODOM RD LAKELAND, FL 33809, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 29, 2023 23-01396K



What is a public notice?

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

FIRST INSERTION

4TH ST in the City of POLK CITY, Polk

County, FL 33868 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

September 29, 2023

23-01377K

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

CIVIL DIVISION CASE NO.

532022CA002352000000 U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES.

CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GILBERT CALICE, DECEASED; ESTHER CICOT: CHELSEA CALICE: MARIE CALICE; LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC.: THE GROVES HOMEOWNERS' ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; **UNKNOWN TENANT NO. 2:** 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,

Defendant(s).
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR-TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GILBERT CALICE, DECEASED RESIDENCES UNKNOWN

TITLE OR INTEREST IN THE

PROPERTY HEREIN DESCRIBED,

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

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 Personal Touch Lawn Service located at 2187 Hemlock Ln, in the County of Polk, in the City of Lake Alfred, Florida 33850 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Lake Alfred, Florida, this 20th day of September, 2023. Gregory J MacAvoy September 29, 2023 23-01366K

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 10, 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.

LOT 391, LEGACY PARK -

PHASE THREE, ACCORD-

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 on 09/14, 2023 Default Date: 10/23/2023

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, 564-0071, answers@dallegal.com,

1460-184217 / DP

Sept. 29; Oct. 6, 2023

23-01378K

23-01386K

FIRST INSERTION

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

IS HEREBY NOTICE that Ariel Hernan Vega / RIDERS WORKING FOR RIDERS LLC will engage in business under the fictitious name VEGA CONSULTING, with a physical address 2836 Camden Way DAVENPORT, FL 33837, with a mailing address 2836 Camden Way DAVENPORT, FL 33837, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

September 29, 2023

FIRST INSERTION

POLK COUNTY

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

 $2023\,\mathrm{CA}\,005294\,000000$ LAKE REGION MOBILE HOME OWNERS, INC., A Florida Not-for-Profit Corporation, Plaintiff, v.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SHIRLEY DROLET, DECEASED, DENISE LAURIA, AS KNOWN HEIR OF SHIRLEY DROLET, DENNIS KUSZMAR, AS KNOWN HEIR OF SHIRLEY DROLET, and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF

MICHAEL KUSZMAR, DECEASED, **Defendants.** TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF

MICHAEL KUSZMAR, DECEASED,

You are notified that an action to evict the 1980 CELT mobile home vehicle, identification number(s) KBFL-SNA043595 and KBFLSNB04359, and to foreclose upon a Membership Certificate #1504, representing one (1) share in the Lake Region Mobile Home Owners, Inc. on the following property in Polk County, Florida:

Lake Region Mobile Home Village (unrecorded) lot 402 & int in recreation area Parcel ID: 27-28-07-821601-

004020 commonly known as 402 Sunflower Lane, Haines City, FL 33844 has been filed against you and you are required

to serve a copy of your written defenses, if any, to it on Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney, whose address is 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337, on or before, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATED this day of SEP 20 2023. Default Date: 10/27/2023

STACY M. BUTTERFIELD POLK COUNTY, FL CLERK OF THE COURT (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney, 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337 Sept. 29; Oct. 6, 13, 20, 2023

23-01384K

FIRST INSERTION

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

 $2023\,\mathrm{CA}\,005294\,000000$ LAKE REGION MOBILE HOME OWNERS, INC., A Florida Not-for-**Profit Corporation,** Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SHIRLEY DROLET, DECEASED, DENISE LAURIA, AS KNOWN HEIR OF SHIRLEY DROLET, DENNIS KUSZMAR, AS KNOWN HEIR OF SHIRLEY DROLET, and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF MICHAEL KUSZMAR, DECEASED,

Defendants.TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SHIRLEY DROLET, DECEASED

You are notified that an action to evict the 1980 CELT mobile home vehicle, identification number(s) KBFL-SNA043595 and KBFLSNB04359, and to foreclose upon a Membership Certificate #1504, representing one (1) share in the Lake Region Mobile Home Owners, Inc. on the following property in Polk County, Florida:

Lake Region Mobile Home Village (unrecorded) lot 402 & int in recreation area

Parcel ID: 27-28-07-821601-004020

commonly known as 402 Sunflower Lane, Haines City, FL 33844 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney, whose address is 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337, on or before, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATED this day of SEP 20 2023. Default Date: 10/27/2023

STACY M. BUTTERFIELD POLK COUNTY, FL CLERK OF THE COURT (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney. 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337 Sept. 29; Oct. 6, 13, 20, 2023

23-01383K

FIRST INSERTION

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

CASE NO.: 2023CA004593000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NANCY SAMPLES, et al,

Defendant(s).
To: NANCY SAMPLES Last Known Address: 281 ELM ST BARTOW, FL 33830 Current Address: Unknown

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

THE WEST 1/2 OF THE FOL-LOWING DESCRIBED PROP-ERTY: BEGING AT THE SE CORNER OF THE SW 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, RUN NORTH 1925.40 FEET; THENCE WEST 287.5 FEET TO THE POB, CONTINUE WEST 272.50 FEET; THENCE SOUTH 330.0 FEET; THENCE EAST 240.00 FEET; THENCE 300.00 THENCE EAST 32.50 FEET; THENCE NORTH 30.00 FEET TO THE POB. SUBJECT TO EASEMENT OVER THE NORTH 30.00 FEET AND THE WEST 25.00 FEET FOR ROAD PURPOSES. ALL PROPERTY LINE RELATIVE TO BOUND-ARIES ON THE SW 1/4 OF SAID SECTION.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS

A 1970 SINGLEWIDE PALM REGN MOBILE HOME, TITLE NUMBERS: 4803252; VIN NUMBERS: V1P60120433. A/K/A 281 ELM ST BARTOW FL 33830

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028. Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you,

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.

to the provision of certain assistance.

WITNESS my hand and the seal of this court on this 5th day of September, 2023. Default Date: 10/12/23

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

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 23-001658 Sept. 29; Oct. 6, 2023

23-01363K

SUBSEQUENT INSERTIONS

FOURTH 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

IN RE THE MARRIAGE OF: ISLIA IBRITO, Petitioner, and MICHAEL MACKEY,

Respondent. MICHAEL MACKEY 710 COP-PER CREEK CIR, ALPHARETTA, GA

30004-4308 YOU ARE NOTIFIED that an action for dissolution of marriage has cuit Court's office notified of your cur-

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 Cir-

rent address. (You may file Designation

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

September 8, 15, 22, 29, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0027420000XX

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 de-

SECOND INSERTION

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.

NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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

SECOND 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 attorney are set forth below.

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

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

file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

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

Jane K. Phillips 5132 Lake in the Woods Ct. Lakeland, FL 33813 Attorney for Personal Representative: 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.comSeptember 22, 29, 2023 23-01329K 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

23-01252K

SECOND 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 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: Nancy Ann 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 $\hbox{E-Mail: } mturner@straughnturner.com$

Secondary E-Mail: ahall@straughnturner.com September 22, 29, 2023 23-01353K

mands against decedent's estate on

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

SECOND 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 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

SECOND 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. FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court 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.com Secondary E-Mail: Suzie@attypip.com September 22, 29, 2023 23-01349K

SECOND INSERTION

45.031.

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,

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

dance with Florida Statutes, Section

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

impaired, call 711. Dated this 18 day of 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 By: $\S\A$ manda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com September 22, 29, 2023 23-01345K

SECOND 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 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 LINION: 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 Final Judgment, to-wit:.

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

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 Kelley Kronenberg

10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF20004-JMV September 22, 29, 2023 23-01335K

SECOND INSERTION

plaint.

POLK COUNTY

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; thence 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

SECOND INSERTION

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

CASE NO. 2023CA004086000000 LAKEVIEW LOAN SERVICING,

Plaintiff,

TROY D. GODSHALL A/K/A TROY GODSHALL, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant 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

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.com22-065473 - NaC September 22, 29, 2023 23-01337K

SECOND 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 representa-

tive 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 NOTICE

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

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

The date of first publication of this notice is September 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

SECOND INSERTION

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

CIVIL DIVISION

Case No. 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 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 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

SECOND INSERTION

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

COUNTY CIVIL DIVISION Case No. 2021 ca 003373

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. ELIEZER MALDONADO LOPEZ, AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF RAFAEL

MALDONADO, DECEASED, GINA MALDONADO, AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED, GINA MALDONADO, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RAFAEL MALDONADO, DECEASED, UNKNOWN SPOUSE OF ELIEZER MALDONADO LOPEZ, UNKNOWN SPOUSE OF GINA MALDONADO, AND UNKNOWN

TENANTS/OWNERS, Defendants.

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, Florida described as:

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

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

and commonly known as: 425 SOUTH 12TH STREET, LAKE WALES, FL 33853; including the building, appurtenances, 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.

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.

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 078950/2117112/wll September 22, 29, 2023 23-01358K

Dated this September 19, 2023

SECOND INSERTION

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. ESPERÁNZA JANSSEN-PEREZ, sole and surviving heir to ANGELICA JANSSEN, DECEASED 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 FLORIDA, UNITED STATES OF AMERICA, UNKNOWN TENANT 1 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,

THROUGH, UNDER OR AGAINST THE ESTATE OF ANGELICA JANS-SEN, 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 fendants, 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



CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



SECOND 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). 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 59, PARCEL 2 OF CITRUS HIGHLANDS PHASE III, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 13, OF THE PUBLIC RECORDS OF $\hbox{POLK COUNTY, FLORIDA.}$ TOGETHER WITH THAT CERTAIN 1998, 52X24, LIM-ITED MOBILE HOME, SERIAL NUMBERS FLA14612674A AND

Property Address: 6050 CITRUS

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:

2022CA002548000000

MIGUEL DELEON, CHRISTINE

NOTICE IS HEREBY GIVEN pur-

suant to Final Judgment of Foreclo-

sure dated the 5th day of Septem-

ber, 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. But-

terfield 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 follow-

ing described property as set forth in

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

IF YOU ARE A PERSON CLAIM-

said Final Judgment, to wit:

COUNTY, FLORIDA.

FREEDOM MORTGAGE

CORPORATION

PLAINTIFF, VS.

DELEON ET AL.,

DEFENDANTS.

FLA14612674B.

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

HIGHLANDS DR N, BARTOW,

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 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:

September 22, 29, 2023 23-01336K

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

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 14th day of September

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

September 22, 29, 2023 23-01333K

ESERVICE@MGS-LEGAL.COM

impaired, call 711.

By: Migdalia Jordan

Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF

210 N. University Drive,

Coral Springs, FL 33071

R. JUD. ADMIN 2.516

Bar No. 125410

Submitted by:

2023.

If you are a person with a disability

MAY CLAIM THE SURPLUS.

dsalem@raslg.com

19-367906 - GrS

SECOND INSERTION

Property Address: 1420 W. 10th Street, Lakeland, FL 33805 (the "Property"). filed against you and you are required 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

If you are a person with a disability 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, Barat 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

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

SECOND INSERTION

SECOND INSERTION 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

CATHERINE BROWN, et al.,

Plaintiff, v.

Defendants.

TO: Aisha Rogers

Street, Bartow, FL 33830

TO: Katherine J. Gafford

Shondra L. Anthony

Katrina L. Knight

Compensation

County, Florida:

thereon.

ASSOCIATION, AS TRUSTEE OF

THE CHALET SERIES IV TRUST,

Last Known Address: 2050 Chickadee

Robert Uhas and the Bureau of Victim

YOU ARE HEREBY NOTIFIED that

an action to foreclosure a mortgage on

the following property located in Polk

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, appur-

tenances, and fixture located

to serve a copy of your written defenses,

Last Known Address: Unknown

POLK COUNTY

if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP,

filed herein.

who needs any accommodation in order tow, Florida 33830, (863) 534-4686,

September, 2023.

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

HARRIS S. HOWARD, ESQ.,

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,

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, Attorney 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

SECOND 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-

September 22, 29, 2023 23-01361K

SECOND 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 RE-SUBDIVISION 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

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, 2023.

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

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR Polk COUNTY, FLORIDA CASE NO.: 2022CA003067000000 TOWNS OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MICHAEL C. MARCHANT, Trustee

for Revocable Trust Agreement of Michael C. Marchant; and ALL UNKNOWN TENANTS/ OWNERS, Defendants.

TO: Michael C. Marchant Revocable Trust Agreement of Michael C. Marchant

102 Chelsea Drive Davenport, FL 33897 All Unknown Tenants/Owners 102 Chelsea Drive Davenport, FL 33897 YOU ARE NOTIFIED that an action

for declaratory judgment that Defendant, Owner, is in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 102 Chelsea Drive, Davenport, 33897, and more particularly described as:

Lot 81, Towns of Legacy Park, according to the Plat thereof recorded in Plat Book 129, Pages 36, 37, and 38, Public Records of Polk County, Florida.

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

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

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

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

DATED: AUG 29 2023 Default Date: October $5,\,2023$ Stacy M. Butterfield

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

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

23-01287K

SECOND INSERTION

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

DIVISION ${\bf CASE\ NO.\ 53\text{-}2022\text{-}CA\text{-}001615}$

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.

Parcel Number: 23-29-13-000000-022100 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 - 00606 FLSeptember 22, 29, 2023 23-01351K

SECOND 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. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GLORIA C. BROWN A/K/A GLORIA BROWN, DECEASED,

Defendants.

UNKNOWN HEIRS, THE 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 follow-

ing 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 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 $33716\,$ 1000006291 September 22, 29, 2023 23-01356K

SECOND INSERTION

CLERK'S NOTICE OF SALE UNDER ES. 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 COLON 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-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 September 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 mattw@wasingerlawoffice.com

September 22, 29, 2023 23-01328K

SECOND 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,

DATED this 14th day of September,

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 Email 2: gmforeclosure@gmlaw.com By: /s/ Jacob C. Elberg Jacob C. Elberg, Esq. Florida Bar No. 1032316 22-000257-01 / JSchwartz September 22, 29, 2023 23-01332K

SECOND 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 CERTIFICATE TRUST 1995-10,

VERNON LEE TATUM, JR., ET AL., Defendant(s),

NOTICE IS HEREBY GIVEN pursuant 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 ASSOCIATION, AS TRUSTEE, AS SUCCESSOR TO FIRST BANK NATIONAL ASSO-CIATION, AS TRUSTEE, FOR MANUFACTURED 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; 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

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-

Final Judgment, to-wit:.

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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

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

SECOND INSERTION

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

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

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. 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-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

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 2.516eservice@decubaslewis.com 23-00078 September 22, 29, 2023 23-01324K

SECOND INSERTION

POLK COUNTY

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 of which is:

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 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

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 SECOND INSERTION

NOTICE OF FORECLOSURE SALE ANTS are Defendants. PURSUANT TO CHAPTER 45

IN 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-

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 Judg-

ment, to wit: LOT 3, BLOCK 3059, POIN-CIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RE-CORDED 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 Delray 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: ServiceMail@aldridgepite.com 1133-2948B

September 22, 29, 2023 23-01334K

SECOND INSERTION

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 Lindsey 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

SECOND 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, INC

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 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

SECOND INSERTION

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

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, ACCORDING TO THE PLAT THEREOF,

RECORDED IN PLAT BOOK 143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

September 22, 29, 2023 23-01342K

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 E-Mail: Matthew@HowardLaw.com

SECOND INSERTION

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

CASE NO. 2023CA005368000000 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 IN-TEREST 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, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-

ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

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 FLFLH791A07509GL AND FLFLH791B07509GL

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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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

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