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

OCTOBER 13 - OCTOBER 19, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO. 2022CA002460000000 MCLP ASSET COMPANY, INC., Plaintiff, vs.

MICHAEL C. PHILLIPS A/K/A MICHAEL CARL PHILLIPS; TIFFANY C. PHILLIPS A/K/A TIFFANY CHRISTINE PHILLIPS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 26, 2023, and entered in Case No. 2022CA002460000000 of the Circuit Court in and for Polk County, Florida, wherein MCLP AS-SET COMPANY, INC. is Plaintiff and MICHAEL C. PHILLIPS A/K/A MICHAEL CARL PHILLIPS; TIF-FANY C. PHILLIPS A/K/A TIF-FANY CHRISTINE PHILLIPS; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk. realforeclose.com, 10:00 a.m., on November 13, 2023, the following described property as set forth in said Order or Final Judgment, towit: LOT 74, OAKRIDGE ESTATES

COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-

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

PHASE 8, ACCORDING TO

MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

80, PAGES 42 AND 43, OF THE

PUBLIC RECORDS OF POLK

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

If you are a person with a disability who needs any accommodation in 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 10/10/23. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1491-183806 / BJB October 13, 20, 2023 23-01459K

FIRST INSERTION NOTICE TO CREDITORS NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2023-CP-003222 **Division: Probate Division Probate** IN RE: THE ESTATE OF IN RE: ESTATE OF CAROL JEAN HILL $\mathbf{SYBIL}\,\mathbf{A.}\,\mathbf{VOGT}$ a/k/a CAROL J. HILL A/K/A SYBIL WATSON VOGT, Deceased.

The administration of the estate of Sybil A. Vogt a/k/a Sybil Watson Vogt, deceased, whose date of death was April 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 455 N. Broadway Ave., Bartow,, FL 33830. The names and addresses of the Petitioner and the Petitioner's attorney are set

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF 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 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 October 13, 2023.

Petitioner: Tammy A. Hamilton 5483 Jackson Bluff Rd.

Tallahassee, FL 32310 Attorney for Petitioner: Hollyn J. Foster, Esq. Florida Bar Number: 0020883 Bowers and Associates, P. A. 6789 Southpoint Parkway, Suite 300 Jacksonville, FL 32216 Telephone: (904) 998-0724 Fax: (904) 998-0732 E-Mail: hfoster@bowerselderlaw.com Secondary E-Mail: m ford@bowerselder law.com

23-01449K

October 13, 20, 2023

FIRST INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA File No. 2023-CP-3492 $a/k/a \ CAROL \ HILL$ Deceased.

The administration of the Estate of Carol Jean Hill a/k/a Carol J. Hill a/k/a Carol Hill, Deceased, whose date of death was June 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 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 AF-TER 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 October 13, 2023.

Personal Representative:

Richard A. Sill 585 Vinevard Way Poinciana, Florida 34759 Attorney for Personal Representative: Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com, ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, suite C6 Orlando, Florida 32809

23-01457K

Telephone: (407) 850-2500

October 13, 20, 2023

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

GENERAL JURISDICTION DIVISION

Case No. 2023CA000224000000 Land Home Financial Services, Inc., Plaintiff, vs.

Maurice E. Harman, Jr. a/k/a Maurice Elvin Harman, Jr. a/k/a Maurice Harman, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA000224000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Land Home Financial Services, Inc. is the Plaintiff and Maurice E. Harman, Jr. a/k/a Maurice Elvin Harman, Jr. a/k/a Maurice Harman; Marcia K. Harman a/k/a Marcia Kay Harman a/k/a Marcia Harman are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 27th day of November, 2023, the following described property as set forth in said Final Judg-

COMMENCE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 0 DE-GREES 00 MINUTES 50 SEC-ONDS WEST ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4, 340.13 FEET. THENCE NORTH 89 DE-GREES 17 MINUTES 25 SEC-ONDS WEST, 1495.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 0 DEGREES 00 MINUTES 50 SECONDS WEST, 114.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH-WEST HAVING A RADIUS OF 25.00 FEET, THENCE SOUTH-WESTERLY ALONG SAID CURVE THROUGH A CEN-TRALANGLE OF 90 DEGREES 41 MINUTES 45 SECONDS AN ARC DISTANCE OF 39.57 FEET TO THE END OF SAID CURVE, THENCE SOUTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, 110.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RA-DIUS 25.00 FEET, THENCE NORTHWESTERLY SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DE-GREES 18 MINUTES 15 SEC-ONDS, AN ARC DISTANCE OF 38.97 FEET TO THE END OF SAID CURVE, THENCE

FIRST INSERTION

UTES 50 SECONDS EAST, 225.30 FEET, THENCE SOUTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, 200.00 FEET, THENCE NORTH 0 DEGREES 00 MINUTES 50 SECONDS EAST, 228.21 TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4, THENCE NORTH 89 DEGREES 22 MINUTES 45 SECONDS WEST AND ALONG SAID NORTH LINE, 89.66 FEET, THENCE NORTH 0 DEGREES 22 MINUTES 20 SECONDS EAST, 130.00 FEET, THENCE NORTH 89 DEGREES 22 MIN-UTES 45 SECONDS WEST, 111.13 FEET, THENCE SOUTH 0 DEGREES 00 MINUTES 50 SECONDS WEST, 267.90 FEET, THENCE NORTH 89 DEGREES 17 MINUTES 25 SECONDS WEST, 200.00 FEET, THENCE NORTH 0 DE-GREES 00 MINUTES 50 SECONDS EAST, 137.59 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 7, SAID POINT BE-ING NORTH 89 DEGREES 22 MINUTES 45 SECONDS WEST, 1635.00 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4, CONTINUE THENCE NORTH O DEGREES OO MINUTES 50 SECONDS EAST, 130.00 FEET, THENCE NORTH 89 DEGREES 22 MINUTES 45 SECONDS WEST, 1635.04, MORE OR LESS, TO THE EASTERLY BANK OF MOBILE CHEMICALS DRAINAGE CANAL, THENCE SOUTH 41 DEGREES 57 MINUTES 41 SECONDS EAST AND ALONG THE EASTERLY BANK OF SAID CANAL, 864.26 FEET, THENCE SOUTH 89 DE-GREES 17 MINUTES 25 SEC-ONDS EAST, 245.87 FEET TO A POINT ON A CURVE CON-CAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL AN-GLE OF 89 DEGREES 18 MIN-UTES 15 SECONDS AN ARC DISTANCE OF 70.93 FEET, THENCE NORTH 0 DEGREES 00 MINUTES 50 SECONDS EAST, 120.00 FEET, THENCE SOUTH 89 DEGREES 17 MIN-UTES 25 SECONDS EAST, 590.00 TO THE POINT OF BE-GINNING. TOGETHER WITH EASE-

MENT FOR INGRESS AND EGRESS OVER THE FOL-LOWING DESCRIBED PROP-ERTY: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 26 EAST,

POLK COUNTY, FLORIDA, AND RUN SOUTH O DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SOUTH-EAST 1/4 A DISTANCE OF 375.15 FEET, TO THE POINT OF BEGINNING. THENCE NORTH 89 DEGREES 17 MIN-UTES 25 SECONDS WEST, 119.58 FEET TO THE BEGINNING OF A CURVE CON-CAVE SOUTHERLY HAVING A RADIUS OF 460.00 FEET, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DE-GREES 31 MINUTES 14 SEC-ONDS, AN ARC DISTANCE OF 148.69 FEET TO THE END OF SAID CURVE, THENCE SOUTH 72 DEGREES 11 MIN-UTES 22 SECONDS WEST, 190.09 FEET TO THE BEGIN-NING OF A CURVE CON-CAVE NORTHERLY HAVING A RADIUS OF 400.00 FEET, THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DE-GREES 31 MINUTES 14 SEC-ONDS AN ARC DISTANCE OF 129.03 FEET TO THE END OF SAID CURVE, THENCE NORTH 89 DEGREES 17 MINUTES 25 SECONDS WEST, 1459.37 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00FEET, THENCE NORTHEAST-ERLY ALONG SAID CURVE THROUGH A CENTRAL OF 42 DEGREES 50 MINUTES 00 SECONDS AN ARC DISTANCE OF 18.69 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 50.00 FEET, THENCE WESTERLY, SOUTHERLY AND EAST-ERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 265 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 231.84 FEET TO A POINT OF RE-VERSE CURVATURE. SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTH-EAST HAVING A RADIUS OF 25.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A
CENTRAL OF 42 DEGREES 50 MINUTES 00 SECONDS AN ARC DISTANCE OF 18.69 FEET TO THE END OF SAID CURVE. THENCE SOUTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, 34.36 FEET, THENCE NORTH 0 DEGREES 00 MINUTES 50 SECONDS EAST, 30.00 FEET, THENCE SOUTH 89 DEGREES 17 MIN-

1459.36 FEET TO THE BEGIN-NING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 430.00 FEET, THENCE NORTHEAST-ERLY DONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 31 MINUTES 14 SECONDS, AN ARC DISTANCE OF 139.00 FEET TO THE END OF SAID CURVE, THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS EAST 190.09 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 430.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DE-GREES 31 MINUTES 14 SEC-ONDS AN ARC DISTANCE OF 139.00 FEET TO THE END OF SAID CURVE, THENCE SOUTH 89 DEGREES 17 MINUTES 25 SECONDS EAST, 119.94 FEET. THENCE NORTH 0 DEGREES 00 MINUTES 50 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGIN-NING. LESS THE WEST 30 FEET FOR RIGHT OF-WAY FOR LAKE HENDRY ROAD. SAID DESCRIPTION BEING A PART OF THE RIGHT-OF-WAY OF PINETREE DRIVE. TOGETHER WITH A 2000 DOUBLEWIDE MOBILE HOME WITH VIN: FLHMB-C153045329A AND FLHMB-CI53045329B.

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

Dated this 6th day of October, BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00495

Ooctober 13, 20, 2023

FIRST INSERTION

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

NORTH 0 DEGREES 00 MIN-

CASE NO. 2023-CC-001553 SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

SONNY B. JOHNSON; EVELYN JEWELL SMITH JOHNSON; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy But-terfield Clerk of Court, will sell all the

property situated in Polk County, Florida described as:

Lot 262, OAKMONT PHASE 1, according to the Plat thereof as recorded in Plat Book 148, Page 16, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 5249 Oakbourne Ave, Davenport, FL 33837

at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on November 7, 2023.

IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

UTES 25 SECONDS EAST,

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM VOILWILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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.

23-01452K

MANKIN LAW GROUP By BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail:

Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761

(727) 725-0559 FBN: 23217

October 13, 20, 2023 23-01456K

FIRST INSERTION

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

 $53\text{-}2023\text{-}\mathrm{CP}\text{-}0030020000\text{-}\mathrm{XX}$ IN RE: ESTATE OF DIANE LOUISE PIERCE

Deceased.The administration of the estate of Diane Louise Pierce, deceased, whose date of death was March 23, 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

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 October 13, 2023.

Petitioner: /s/ Lillian McFadden-Reynolds Lillian McFadden-Reynolds

4900 Cypress Gardens Road, Apt #2 Winter Haven, Florida 33884 Attorney for Petitioner: /s/ Andrew P. Cummings Andrew P. Cummings, Esquire Florida Bar Number: 98355 THERREL BAISDEN, LLP 1 SE 3rd Avenue. Suite 2950 Miami, FL 33131 Telephone: (305) 371-5758 Fax: (305) 371-3178 E-Mail: ACummings@TherrelBaisden.com Secondary E-Mail: ${\bf Probate@TherrelBaisdsen.com}$

LBermudez@TherrelBaisden.com

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate from the menu. or email legal@businessobserverfl.com



October 13, 20, 2023

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE $10 {\rm TH} \ {\rm JUDICIAL} \ {\rm CIRCUIT}, \ {\rm IN} \ {\rm AND}$ FOR POLK COUNTY. FLORIDA CASE NO. 532022CC000836000000

TANGLEWOOD PRESERVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.

CARLOS EDGARDO ZAMORA,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Order Granting Plaintiff's Motion to Re-open Case to Reschedule Foreclosure Sale and to Amend Final Judgment dated September 27, 2023 in Case No. 532022CC000836000000 in the County Court in and for Polk County, Florida wherein TANGLEWOOD PRESERVE OF CENTRAL FLORIDA HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and CARLOS EDGARDO ZAMORA, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on November 1, 2023. () www.polk. realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 62, TANGLEWOOD PRE-SERVE, ACCORDING TO THE PLAT AS RECORDED IN PLAT

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-003195-0000-XXIN RE: Estate of STEPHEN BRUCE BRACKIN, Deceased.

The administration of the estate of Stephen Bruce Brackin, deceased, whose date of death was February 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33860. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 October 13, 2023.

Personal Representative: /s/ Anna Sessions Anna Sessions

461 Kennedy Street Eagle Lake, Florida 33839 Attorney for Personal Representative: /s/ Amy L. Phillips Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com October 13, 20, 2023 23-01463K

FIRST INSERTION

NOTICE UNDER FICTITIOUS Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Dirty Blonde Salon, located at 100 S Scenic Hwy Suite 101, in the City of Lake Wales, County of Polk, State of FL, 33853, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 of October, 2023. BEAUTY BY KENDYL ELENA INC. 100 S Scenic Hwy Suite 101 Lake Wales, FL 33853 October 13, 2023 23-01444K



A public notice is information intended to inform citizens of government activities.

BOOK 163, PAGES 31 THROUGH 35, OF THE PUB-RECORDS OF COUNTY, FLORIDA. A/K/A: 322 BRIAR PATCH LOOP, DAVENPORT, 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 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: October 9, 2023 FLORIDA COMMUNITY GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 23-01453K October 13, 20, 2023

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003521 IN RE: ESTATE OF JAMES ERIC STRICKLAND.

Deceased. The administration of the estate of JAMES ERIC STRICKLAND, deceased, whose date of death was July 10, 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 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 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: October 13, 2023.

DAWN STRICKLAND Personal Representative 7309 Thomas Jefferson Circle East

Bartow, FL 33830 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 23-01448K October 13, 20, 2023

FIRST INSERTION

NOTICE OF SALE Affordable Self Storage of Bartow 1515 Centennial Blvd. Bartow, FL 33830

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

tificates required, if applicable. C13 J. Foster D50 A. Rodriguez G23 C. Crutchfield H41 T. Banks J25 G. J. Yordan H2 J. Stallings

Units will be listed on www.storageauctions.com Auction ends on October $30,\!2023@11:00~{\rm AM}$ or after 23-01440K October 13, 20, 2023

FIRST INSERTION

POLK COUNTY

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

CASE NO.: 2023CA005071000000 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES,ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAYCLAIM AN INTEREST IN THE ESTATE OF VANESSA K. BAKER A/K/A VANESSA KATRINA BAKER A/K/A VANESSA BAKER, LORNE PERNELL BAKER SR., VANISA KATRINA BAKER, KANDIS KAMILLA BAKER-BUFORD A/K/A KANDIS BAKER BUFORD, MARCUS LAVAN BAKER, OSCAR DARNELL BAKER, TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY AS SUCCESSOR IN INTEREST TO SUNTRUST BANK AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY. DEFENDANT(S).

TO: LORNE PERNELL BAKER SR. Last Known Address: 1054 TRACE PLACE, LAKELAND, FL 33813 Current Residence: UNKNOWN TO: LORNE PERNELL BAKER SR. Last Known Address: 60 WILLIAMS ST, MULBERRY, FL 33860Current Residence: UNKNOWN TO: UNKNOWN TENANT IN POS-SESSION OF THE SUBJECT PROP-ERTY

Last Known Address: 1054 TRACE PL, LAKELAND, FL 33813 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 VANESSA K. BAKER A/K/A VANESSA KATRINA BAKER A/K/A VANESSA BAKER Last Known Address: 1054 TRACE PL.

LAKELAND, FL 33813 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 VANESSA K. BAKER A/K/A VANESSA KATRINA BAKER A/K/A VANESSA BAKER

Last Known Address: 3515 ROSSLARE LANE, LAKELAND, FL 33803 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 VANESSA K. BAKER A/K/A VANESSA KATRINA BAKER A/K/A VANESSA BAKER

Last Known Address: 703 SE 3RD ST, MULBERRY, FL 33860 UNKNOWN Current Residence: TO: UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF VANESSA K. BAKER A/K/A VANESSA KATRINA BAKER A/K/A

VANESSA BAKER Last Known Address: 203 NW 5TH AVE, MULBERRY, FL 33860

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 VANESSA K. BAKER A/K/A VANESSA KATRINA BAKER A/K/A VANESSA BAKER

Last Known Address: 2752 HIGH RIDGE PL, LAKELAND, FL 33812 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: LOT 5, HIGHLAND TRACE

REPLAT. ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN PLAT BOOK 90, PAGE 34.

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 11/10/2023, within or before 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

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

WITNESS my hand and the seal of this Court this 4th day of October,

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT 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 23FL935-0123

October 13, 20, 2023 23-01451K

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2023CA-005587-0000-00 NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. LAURA OSORIO RODRIGUEZ, et al.,

Defendants.

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF WILFREDO AUDIFRE 4760 SUMMERFIELD CIRC TER HAVEN, FL 33881

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

LOT 13, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 144, PAGES 25, 26 AND 27, INCLUSIVE. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis P.A. Attorney for Plaintiff. whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before

11/10/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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 arance or immediately un 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 4th day of October,

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk De Cubas & Lewis, P.A.,

Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 23-02050

October 13, 20, 2023

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Zuleika Marrero will engage in business under the fictitious name DETAILS ON THE ROAD, with a physical address

1645 ROSYDALE CIR DAVENPORT, FL 33837, with a mailing address 1645 ROSYDALE CIR DAVENPORT, FL 33837, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 13, 2023 23-01450K

FIRST INSERTION

Online Nursing Education Notice is hereby given that Angel Barnes MSNEd, RN, desiring to engage in business under the fictitious name of Nurse Ed Track located at 5705 Summitview Ct, Lakeland, FL

33812 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. October 13, 2023

23-01445K

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.: 2023CA000802000000 MORTGAGE LENDERS INVESTMENT TRADING CORPORATION DBA R P FUNDING FKARP FUNDING. INC.,

Plaintiff, VS. TIMOTHY STEORTS A/K/A TIMOTHY A. STEORTS; UNKNOWN SPOUSE OF TIMOTHY STEORTS A/K/A TIMOTHY A. STEORTS; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY INTERNAL REVENUE; TIGER CREEK OWNERS ASSOCIATION, INC.; 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 IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 14, 2023 in Civil Case No. 2023CA000802000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County. Florida, wherein, MORTGAGE LEND-ERS INVESTMENT TRADING COR-PORATION DBA R P FUNDING FKA R P FUNDING, INC. is the Plaintiff, and TIMOTHY STEORTS A/K/A TIMOTHY A. STEORTS; UNKNOWN SPOUSE OF TIMOTHY STEORTS A/K/A TIMOTHY A. STEORTS; UNITED STATES OF AMERICA, DE-PARTMENT OF THE TREASURY-IN-TERNAL REVENUE; TIGER CREEK OWNERS ASSOCIATION, INC.: 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, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.

com on November 13, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judg-

A PORTION OF LOT 158 AS SHOWN ON THE PLAT OF TIGER CREEK FOREST AD-DITION. AS RECORDED IN PLAT BOOK 70, PAGE 28 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF LOT 158 FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT, N 89°45'51" E. 460.02 FEET; THENCE N 75°48'23" E. 140.83 FEET; THENCE N 36°02'00" W. 580.75 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 158; THENCE S 89°45'51" W. 257.00 FEET ALONG SAID NORTH LINE TO THE NW CORNER OF SAID LOT 158: THENCE S 00°14'09" E. ALONG THE WEST LINE OF SAID LOT 158, 505.00 FEET; RETURNING TO THE POINT OF BEGINNING. SUBJECT TO ANY EASEMENTS OF RE-CORD.

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 4 day of October, 2023. ALDRIDGE PITÉ, 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: 2023.10.04 13:02:51-04'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1100-603B

October 13, 20, 2023 23-01441K

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2023CA004711000000 CELINK,

Plaintiff, vs THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FLORA LEE HAMPTON AKA FLORA HAMPTON, 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 FLORA LEE HAMPTON AKA FLORA HAMPTON, 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 22, BLOCK A, NORTH-SHORE HIGHLANDS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 27 OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA. A/K/A 825 WILDABON AVE LAKE WALES FL 33853

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 5th day of October,

Default Date: 11/13/2023

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Lori Armijo Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 23-002294 October 13, 20, 2023

23-01455K

FIRST INSERTION

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

CASE NO. 23-CA-005934 PARTRIDGE DRIVE LAND TRUST # 521, dated August 14, 2023 Plaintiff, -vs-JENNIFER M. HELGEMOE

TO: Jennifer M. Helgemoe 4483 Virginia Drive Orlando, Florida 32814

Defendant.

YOU ARE NOTIFIED that a partition action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on IVAN LENOIR, ESQ, ATTOR-NEY FOR THE PLAINTIFF, whose address is 502 North Armenia Avenue, Tampa, Florida 33609 on or before 11/10/2023 and file the original with

the clerk of this Court at 255 Broadway Ave, Bartow, Florida 33830 before service on Plaintiff or immediately thereafter; otherwise a default will be entered against you for relief demanded in the

Lot 5, Block 728, Poinciana Neighborhood 5 North, Village 3, according to the plat thereof as recorded in Plat Book 54, Pages 27-42, inclusive, of the public records of Polk County, Florida. Dated: OCT 04 2023.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Ivan Lenoir, Esq, Attorney for the plaintiff 502 North Armenia Avenue, Tampa, Florida 33609 Oct. 13, 20, 27; Nov. 3, 2023

23-01437K

FIRST INSERTION

FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2022CA003069000000 FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff,

DEREK CRISTWELL, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered September 22, 2023 in Civil Case No. 2022CA003069000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUC-CESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUC-CESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and DEREK CRISTWELL, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, 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 7th day of November, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 31, HAVEN HOMES - UNIT 2. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 22-01216FL

23-01462K October 13, 20, 2023

FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 53-2023-CA-004079 LOANDEPOT.COM, LLC,

VICTORIA O'NEAL, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST VICTORIA O'NEAL A/K/A VICTORIA Y. O'NEAL, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

ADDRESS: UNKNOWN

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

lowing described property: LOT 127, LUCERNE PARK RESERVE, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 176. PAGES 43-49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 11/08/2023, a date which is within thirty (30) days after the first publication of this Notice in 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 demand 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 seal of this Court on this 2nd day of October,

Stacv M. Butterfield Clerk of the Court (SEAL) By: /s/ Asuncion Nieves

As Deputy Clerk Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155,

Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com $23\text{-}05854\mathrm{FL}$

October 13, 20, 2023 23-01461K

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. 53-2022-CA-000873 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT3, ASSET-**BACKED CERTIFICATES, SERIES** 2005-OPT3,

DAVID HIEBER A/K/A DAVID C. HIEBER, et al Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 8, 2023, and entered in 53-2022-CA-000873 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-OPT3, ASSET-BACKED CERTIFICATES, SERIES 2005-OPT3 is the Plaintiff and DAVID HIEBER A/K/A DAVID C. HIEBER; UNKNOWN SPOUSE OF DAVID HIEBER A/K/A DAVID C. HIEBER N/K/A KARRIE HIEBER; REALTY MORTGAGE CORPORA-TION 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 November 07, 2023, the following described property as set forth in said

Final Judgment, to wit: LOT 9 AND THAT PORTION OF LOTS 8 AND 10, BLOCK 11, GOLF VIEW PARK, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 14. PAGE 23 AND 23A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING EASTERLY OF A LINE RUN- NING FROM A POINT WHICH IS LOCATED ON THE NORTH BOUNDARY LINE OF LOT 8, BLOCK 11 AND LOCATED 5.0 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF LOT 8, AND RUNNING SOUTH-ERLY TO THE SOUTH BOUND-ARY OF LOT 10 TO A POINT LOCATED 46.20 FEET NORTH-EASTERLY OF THE SOUTH-WEST CORNER OF SAID LOT

Property Address: 306 PINEY AVE, LAKE WALES, FL 33898

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 11 day of October, 2023. Bv: \S\Marni Sachs Marni Sachs, Esquire Florida Bar No. 92531 Communication Email: msachs@raslg.comROBERTSON, 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 21-063354 - NaC

October 13, 20, 2023

23-01465K

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 30, 2010, a certain Mortgage was executed by JACQUELINE J. ROTHFELDER and FRIEDRICK E. ROTHFELDER as mortgagor(s) in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS MORTGAGEE, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., as mortgagee and was recorded on October 6, 2010, in Book 08233 and Page 1576 in the Official Records of Polk County, Florida: and

WHEREAS, the Mortgage was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of provid-

ing single family housing; and WHEREAS, the Mortgage is now owned by the Secretary, pursuant to an assignment dated November 29, 2017, and recorded on February 1, 2018, in Book 10384 and Page 0809 in the Official Records of Polk County, Florida;

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the Property ceases to be the principal residence of a borrower for reasons other than death and the Property is not the principal residence of at least one other borrower, and the outstanding balance remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of September 22, 2021, is \$351,580.57; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage to be immediately due and payable:

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part designation of me as Foreclosure Commissioner, recorded on December 22, 2021 in Book 12038 and Page 1364, notice is hereby given that on November 8, 2023 at 12:00 P.M., EST local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest

POLK COUNTY

bidder: LOT 70, VIENNA SQUARE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE(S) 36, PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

Commonly known as: 2470 Salzburg Loop, Winter Haven, FL 33884

The sale will be held at the Front Entrance to the Polk County Courthouse, 255 North Broadway Avenue, Bartow, FL 33830.

The Secretary of Housing and Urban Development will bid \$398,254.35.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclo-

When making their bids, all bidders except the Secretary must submit a deposit totaling \$39,825.43 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$39.825.43 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the

Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall

be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$398,254.35 as of November 8, 2023, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Annalise Hayes DeLuca, Esq., FBN:116897 Audrey J. Dixon, Esq., FBN: 39288 Ashley Elmore Drew, Esq., FBN: 87236 MCMICHAEL TAYLOR GRAY, LLC

Foreclosure Commissioner 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: 404.474.7149 Fax: 404.745.8121 Email: ServiceFL@mtglaw.com October 13, 20, 27, 2023 23-01460K

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. 2022CA002725000000 PLANET HOME LENDING, LLC, Plaintiff.

JOSE BUENAVENTURA GUZMAN MARTINEZ AND JENNIFER NICOLE VIRELLA RIVERA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 07, 2023, and entered in 2022CA002725000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County. Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and JOSE BUENAVENTURA GUZMAN MARTINEZ; UNKNOWN SPOUSE OF JOSE BUENAVENTURA GUZ-MARTINEZ: JENNIFER MAN NICOLE VIRELLA RIVERA; UN-KNOWN SPOUSE OF JENNIFER NICOLE VIRELLA RIVERA; CHAN-LER RIDGE HOMEOWNERS ASSO-CIATION, 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 November 07, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 179, CHANLER RIDGE PHASE 2, A REPLAT, ACCORD-ING TO THE PLAT AS RECORD-ED IN PLAT BOOK 138, PAGES

46 THROUGH 49, OF THE PUB-LIC RECORDS OF POLK COUN-TY, FLORIDA.

Property Address: 805 WILLIAM WAY, HAINES CITY, FL 33844

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 11 day of October, 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\Marni Sachs Marni Sachs, Esquire Florida Bar No. 92531 Communication Email: msachs@raslg.com 22-044509 - NaC October 13, 20, 2023 23-01464K

OFFICIAL COURTHOUSE **WEBSITES**

1:23 4

Notes





MANATEE COUNTY

manateeclerk.com

SARASOTA

sarasotaclerk.com

COUNTY

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY leeclerk.org

COLLIER **COUNTY**

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR

floridapublicnotices.com

LEGAL NOTICES

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Courtrelated notices

- Simply email your notice to legal@businessobserverfl.com
- · 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

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. 2023CA005492000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

GEORGINA L. LLOYD, et al. Defendant(s),

TO: GEORGINA L. LLOYD, and UN-KNOWN SPOUSE OF GEORGINA L. LLOYD,

Whose Residence Is: 884 REFLEC-TIONS LOOP EAST, WINTER HA-VEN, FL 338884

and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), 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: LOT 31 AND THE WEST 5 FEET OF LOT 32 OF REFLEC-TIONS EAST PHASE ONE THORS EAST PHASE ONE
ACCORDING TO THE PLAT
THEREOF, AS RECORDED
IN PLAT BOOK 106, PAGES
46 AND 47 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 11/10/23(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 4th day of October, 2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SHITE 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 22-045138 October 13, 20, 2023 23-01439K

FIRST INSERTION

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

2023-CA-005124-0000-00 ALLIED FIRST BANK, SB DBA SERVBANK, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST REBECCA J. HARDY, DECEASED; et al,

Defendants. To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFI-CIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES. CREDITORS AND ANY OTHER PER-SON CLAIMING BY, THROUGH, UNDER OR AGAINST REBECCA J. HARDY, DECEASED

(Last Known Address: 328 Vail Dr, Winter Haven, FL 33884)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 14, CEDAR COVE PHASE ONE, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORI-DA, IN PLAT BOOK 73, PAGE

PROPERTY ADDRESS: 328 VAIL DR, WINTER HAVEN, FL 33884, JACKSONVILLE, FL has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before 11/08/2023, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to

Administrative Order No. 2010-08. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. WITNESS my hand and the seal of this Court this 2nd day of October,

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

As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 October 13, 20, 2023 23-01438K

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. 2023CA005634000000 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 PATRICIA BLACK, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF PATRI-CIA BLACK, 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:
LOTS 86 AND 87, SOUTH LAKE WALES UNIT NUMBER ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 41. PAGE 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 11/09/2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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 3rd day of October, 2023

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Lori Armijo DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-056839 October 13, 20, 2023 23-01436K

FIRST INSERTION

POLK COUNTY

NOTICE OF ACTION FORECLOSURE PROCEEDINGS - PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA CASE NO: 2023-CA-005344 KUMAN INVESTMENTS LLC, Plaintiff v.

AIJ INVESTMENT GROUP, LLC,,

Defendant(s), TO: ALJ INVESTMENT GROUP, LLC, C/O REGISTERED AGENT, KIM DYE, 3608 S THATCHER AVENUE, TAMPA, FL 33629

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, grantee, 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 situated in Polk County, Florida, more particularly described as follows:

LOT 28, WINCHESTER ES-TATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY , FLORI-

more commonly known as 3298 Win-

chester Estates Circle, Lakeland, FL 33810. This action has been filed against you

and you are required to serve a copy of your written defense, if any, upon BIT-MAN, O'BRIEN & MORAT, PLLC, Attorneys for Plaintiff, whose address is 615 Crescent Executive Ct., Suite 212, Lake Mary, FL 32746, 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 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 seal of this Court on the 20th day of September,

Default Date: 10/27/2023

Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk BITMAN, O'BRIEN & MORAT, PLLC,

Attorneys for Plaintiff, 615 Crescent Executive Ct., Suite 212, Lake Mary, FL 32746

October 13, 20, 2023 23-01446K

FIRST INSERTION

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

532022CA000084000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST

AB1, PLAINTIFF, VS. HOLLIE S. BRYANT, ET AL.

DEFENDANT(S).
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 21, 2023 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on November 27, 2023, at 10:00 AM, at www.polk.realforeclose. com for the following described prop-

erty: THE NE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 27 S, RANGE 23 E, POLK COUNTY, FLORIDA.

the property owner as of the date of the

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

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

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.comBy: /s/ Kyle Melanson

Kyle Melanson, Esq. FBN 1017909 Our Case #: 21-000496/532022CA000 084000000/PHH

October 13, 20, 2023 23-01442K

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. 2021CA002888000000 Wells Fargo Bank, N.A., Plaintiff, vs. The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James C. Perkins a/k/a James Chance Perkins, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2021CA002888000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees. Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of James C. Perkins a/k/a James Chance Perkins, Deceased; Candace Holiday Perkins a/k/a Candace H. Perkins a/k/a Candace Perkins f/k/a Candace Renee Stellato f/k/a Candace Stellato f/k/a Candace Renee Holiday are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 6th day of December, 2023, the following described

property as set forth in said Final Judgment, to wit:

LOT 15, BLOCK A, MORN-INGSIDE PARK, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 36, PAGES 45 AND 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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

Dated this 5th day of October, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourt Docs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq.

File # 21-F00994 October 13, 20, 2023 23-01447K

Florida Bar No. 32106

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Joseph Kiefer / MOXEY NOTARY SERVICES will engage in business under the fictitious name THE SPIRITS NEST, with a physical

address 3634 QUEENS COVE BLVD WINTER HAVEN, FL 33880, with a mailing address 3634 QUEENS COVE BLVD WINTER HAVEN, FL 33880, and already registered the name mentioned above with the Florida Department of State, Division of

Corporations. October 13, 2023 23-01458K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003501 IN RE: ESTATE OF ABDUL ASALAT, Deceased.

The administration of the estate of AB-DUL ASALAT, deceased, whose date of death was April 9, 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 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 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 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: October 6, 2023.

RAHIMOON ASALAT Personal Representative 8150 Settlers Creek Circle

Lakeland, FL 33810 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 October 6, 13, 2023 23-01431K

THIRD INSERTION

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

2023 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 30days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

SECOND INSERTION

(intestate) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2023 CP 3229

NOTICE OF ADMINISTRATION

IN RE ESTATE OF RONNMICHAEL WHITTAKER. Deceased The administration of the Estate of RONNMICHAEL WHITTAKER, de-

ceased, File Number 2023 CP 3229, 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. The fiduciary lawyerclient privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statute. applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a

copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes,

all objections to the validity of a will. venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of adminis-

tration. Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

AIKO WHITTAKER Personal Representative ROBERT T. MAGILL, ESQUIRE

Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 robert@magill-law.com Attorney for Personal Representative October 6, 13, 2023

23-01424K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 532023CP0034740000XX **Division: Probate** IN RE: ESTATE OF GERALD WAYNE SMITH

Deceased.The administration of the Estate of Gerald Wayne Smith, deceased, whose date of death was June 26, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Repre-

sentative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court 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 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 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 October 6, 2023.

> Personal Representative: Amy Davis

1201 Hammock Shade Drive Lakeland, FL 33809

Attorney for Personal Representative: Daniel Medina, B.C.S. Florida Bar No. 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Avenue, Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com

23-01405K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FI ORIDA PROBATE DIVISION ALL CLAIMS NOT FILED WITHIN File Number: 2023-CP-002508 Division: 14

Sharon Lynn Burnside, Deceased. The administration of the estate of Sharon Lynn Burnside, deceased,

whose date of death was April 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

IN RE: ESTATE OF

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

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: October 6, 2023.

Personal Representative: Blake Burnside 1369 Champion Drive

Lakeland, FL 33801 Attorney for Personal Representative: Law Office of Adam J. Dugan, P.A. Adam J. Dugan, Esq. Florida Bar No. 115112 Tiera L. Henry, Esq. Florida Bar No. 118726 E-mail Addresses: Adam@BeachesEstatePlanning.com T.Henry@BeachesEstatePlanning.com Service@BeachesEstatePlanning.com 419 Third Street N.

Jacksonville Beach, Florida 32250 Telephone: (904) 595-5290 October 6, 13, 2023 23-01403K

SECOND INSERTION

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

FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CC-005863 BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs.
TARA LENNETTE HINES, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Final Judgment of Foreclo-sure dated the 19th day of September, 2023 and entered in CASE NO.: 2022 CC 005863, of the County Court in and for Polk County, Florida, wherein Bridgeford Crossing Homeowners' Association, Inc., is Plaintiff, and Tara Lennette Hines and Independent Savings Plans Company d/b/a ISPC, I will sell to the highest and best bidder at www.polk.realforeclose.com, at 10:00 A.M., on the 24th day of October, 2023, the following described property as set forth in said Final Judgment, to

Lot 128, Birdgeford Crossing, according to the Map or Plat thereof as recorded in Plat Book 140, Page(s) 10 and 11, of the Public Records of Polk County, Florida. This property is located at the street address of: 349 Lake Davenport Circle, Davenport, FL

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK

COUNTY

GENERAL JURISDICTION

CASE NO. 53-2022-CA-000299

AGAINST THE ESTATE OF HELEN

A. MCDONOUGH, WHETHER

MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES,

SAID UNKNOWN PARTIES

GRANTEES, OR OTHER

CLAIMANTS, et al.,

Defendant.

CIS FINANCIAL SERVICES, INC.,

ANY AND ALL UNKNOWN PARTIES CLAIMING BY,

THROUGH, UNDER, AND

Plaintiff.

DIVISION

Any person claiming an interest in the surplus funds from the foreclosure 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 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 27 day of September. 2023. Shipwash Law Firm, P.A. 225 S. Swoope Avenue, Suite 110 Maitland, FL 32751 Phone: (407) 274-9913 Telefax: (407) 386-7074 BY: Tennille M. Shipwash, Esq. Florida Bar No.: 617431 Primary email address: tshipwash@shipwashlegal.com

Secondary email address:

October 6, 13, 2023

SECOND INSERTION

tsantiago@shipwashlegal.com

23-01402K

SECOND INSERTION

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

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

KAYLA B. CUMMINGS AND KEILAN B. BAINE, 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 31, 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 POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1998, 52X24, LIMITED MOBILE HOME, SERIAL NUMBERS FLA14612674A AND FLA14612674B.

October 6, 13, 2023

Property Address: 6050 CITRUS HIGHLANDS DR N, BARTOW, FL 33830

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

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

Dated this 2 day of October, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: _\S\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-367906 - NaC

October 6, 13, 2023

THIRD INSERTION

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

2023 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 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 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

23-01383K

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

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered July 28, 2023 in Civil Case No. 53-2022-CA-000299 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein CIS FINANCIAL SERVICES, INC. is Plaintiff and Any and all unknown parties claiming by, through, under, and against the estate of Helen A. McDonough, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, et al., are Defendants, the Clerk of Court, STACY BUTTER-FIELD, 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 26th day of October, 2023 at 10:00 AM on the following described property as set forth in said Summary

Final Judgment, to-wit: LOTS 28 AND 28A OF HATCH-WOOD ESTATES, PHASE TWO, ACCORDING TO THE MAP OR

PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LOT 28A FURTHER DE-SCRIBED AS THE SOUTH 251.00 FEET OF THE NORTH 1506.00 FEET OF TRACT A, OF SAID HATCHWOOD ESTATES PHASE TWO. TOGETHER WITH THAT CERTAIN 2004 HOMES OF MERIT DOUBLE-WIDE MOBILE HOME VIN#S FLHMBA165449888A AND FL- ${\rm HMBA165449888B~AND~TITLE}$ #89238209 AND #89238272.

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

who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07708FL October 6, 13, 2023 23-01416K

SECOND INSERTION

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

CASE NO. 53-2020-CA-003241 DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET **BACKED CERTIFICATES, SERIES** 2000-4, Plaintiff.

W. DENNIS MADDOX A/K/A WALLACE MADDOX A/K/A WALLACE D. MADDOX A/K/A WALLACE DENNIS MADDOX A/K/A W. D. MADDOX, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2021, and entered in 53-2020-CA-003241 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK TRUST COM-PANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES. SERIES 2000-4 is the Plaintiff and W. DENNIS MADDOX A/K/A WAL-LACE MADDOX A/K/A WALLACE D. MADDOX A/K/A WALLACE DENNIS MADDOX A/K/A W. D. MADDOX; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF POLK COUNTY, FLORI-DA: HERTZ ENTERPRISE: KENDRA MADDOX A/K/A KENDRA L. MAD-DOX A/K/A KENDRALYNN MAD-DOX A/K/A KENDRA LYNN MAD-DOX-WEAVER 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 25, 2023, the following described property as set forth in said Final Judg-

LOT 11 OF UNRECORDED PLAT

DESCRIBED AS: THE EAST 165 FEET OF THE WEST 1155 FEET OF THE SOUTH 660 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH AND WEST OF THE STATE ROAD S -17. TOGETHER WITH 1993 EAGLE TRIPLE WIDE MOBILE HOME BEAR-INGVIN#'SGAFLN54A72866ET, GAFLN54B72866ET GAFLN54C72866ET Property Address: 1153 LAKE

23-01420K

LOWERY RD, HAINES CITY, 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 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

Dated this 28 day of September, 2023.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 20-016345 - GrS October 6, 13, 2023 23-01413K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2018-CA-002007

DIVISION: 7 Wells Fargo Bank, National Association as successor by merger to Wachovia Bank, National Association

Plaintiff, -vs.-Michael Todd Norris a/k/a Michael T. Norris; Unknown Spouse of Michael Todd Norris a/k/a Michael T. Norris: Clerk of Circuit Court of Polk County, Florida; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive. whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive. whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other

Claimants Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-002007 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association as successor by merger to Wachovia Bank, National Association, Plaintiff and Michael Todd Norris a/k/a Michael T. Norris are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on October 24, 2023, the following described property as set forth in said Final Judgment, to-wit:

COMMENCE AT A POINT 1854 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, THENCE RUN N 01°02'00" E, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THENCE RUN N 89°58'08" W, A DISTANCE OF 210.04 FEET, THENCE RUN N 01°03'48" E. A DISTANCE OF 265.00 FEET, THENCE S 89°58'08" E. A DISTANCE OF 100.00 FEET, THENCE S 61°46'57" E, A DISTANCE OF 123.51 FEET; THENCE S 01°02'00" W. A DIS-TANCE OF 206.69 FEET TO

THE POINT OF BEGINNING. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability who needs any accommodation in order

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 17-307238 FC01 WEQ October 6, 13, 2023 23-01419K SECOND INSERTION

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

CASE NO.: 53-2019-CA-005015 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff,

TERRI L. SCHNEIDER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Amended Final Judgment of Foreclosure dated July 27, 2023, and entered in Case No. 53-2019-CA-005015 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, is the Plaintiff and Terri L. Schneider, First Horizon Home Loan Corporation, a dissolved Kansas corporation by and through The Corporation Company, Inc. its registered agent, United States of America, Department of Treasury, Robert D. Schneider aka Robert Schneider. United States of America, Department of Justice, Unknown Party#1 N/K/A Nick Schneider, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www. polk.realforeclose.com. Polk County. Florida at 10:00am EST on the October 24, 2023 the following described property as set forth in said Final Judgment

of Foreclosure:
BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP

29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH ALONG THE EAST LINE OF SAID NE 1/4 OF NE 1/4 OF NE 1/4 160.63 FEET TO THE POINT OF BEGIN-NING, CONTINUE THENCE NORTH ALONG SAID EAST LINE 160.63 FEET, THENCE WEST 280.0 FEET, THENCE SOUTH AND PARALLEL WITH SAID EAST LINE 160.52 FEET. THENCE EAST 280.0 FEET TO THE POINT OF BEGINNING A/K/A 4631 DAKEMAN RD LAKELAND FL 33813

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 26 day of September,

2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida, Bar #96533 Justin Swosinski, Esq. CT - 19-025109

October 6, 13, 2023 23-01425K

SECOND INSERTION

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

File No. 53-2023-CP-003509-0000-XX IN RE: ESTATE OF LARRY EUGENE THOMPSON Deceased.

The administration of the estate of Larry Eugene Thompson, deceased, whose date of death was June 29, 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 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 October 6, 2023.

Personal Representative: Judith A. Thompson 2599 Campbell Road Dundee, Florida 33838

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 October 6, 13, 2023 23-01406K

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-002930-0000-XXIN RE: ESTATE OF DEMETRIUS RASHARD WILSON,

Deceased.The administration of the estate of DEMETRIUS RASHARD WILSON, Deceased, whose date of death was July 4, 2021, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the 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 is October 6, 2023.

TANGELA WILLIAMS,

Personal Representative
Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com

October 6, 13, 2023

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2023 CP 3229 IN RE ESTATE OF RONNMICHAEL WHITTAKER,

Deceased. The administration of the Estate of RONNMICHAEL WHITTAKER, deceased, whose date of death was October 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Per-

sonal Representative. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court ON OR BE-FORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

Publication of this Notice first occurred on October 6, 2023

AIKO WHITTAKER Personal Representative

ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative 23-01423K October 6, 13, 2023

SECOND INSERTION

NOTICE TO CREDITORS (Ancillary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3198 IN RE: ESTATE OF KATHERINE M. CROFT, Deceased.

The ancillary administration of the estate of KATHERINE M. CROFT, deceased, whose date of death was March 20, 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 deagainst decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is October 6, 2023.

Ancillary Personal Representative: VICTORIA C. MEYER

c/o K. Wade Boyette, Jr., Esquire Attorney for Ancillary Personal Representative: K. Wade Boyette, Jr., Esquire Florida Bar No. 0977111 BOYETTE, CUMMINS & NAILOS,

1635 E. Highway 50, Suite 300 Clermont, FL 34711 Telephone: 352-394-2103 Fax: 352-394-2105 Email: wboyette@bcnlawfirm.com pwheeler@bcnlawfirm.com

October 6, 13, 2023 23-01433K **PUBLISH YOUR**

> UNKNOWN You are notified that an action to

LAST KNOWN ADDRESS

SECOND INSERTION

POLK COUNTY

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

File No. 2023CP0013280000XX **Division: Probate** IN RE: ESTATE OF WILLIAM CHARLES MAYNARD,

Deceased.

The administration of the estate of William Charles Maynard, deceased, whose date of death was January 1, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 October 6, 2023.

Personal Representative: Annegret Janine Maynard 265 W. Harbord St.

Lake Alfred, Florida 33850 Attorney for Personal Representative: Andrew Ponnock Florida Bar Number: 195420 $10100~\mathrm{West}$ Sample Road, 3rd floor Coral Springs, FL 33065 Telephone: (954) 340-4051 Fax: (954) 340-3411 E-Mail: andy@ponnocklaw.com October 6, 13, 2023 23-01404K

SECOND INSERTION

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

CASE NO.: 2022CA003741 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

STEVEN MANUEL PEREZ CORTEZ; HILDA ZUEHEILY TORRES A/K/A HILDA TORRES; FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BELMONT FINANCE LLC; SECOND ROUND, LP: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 13, 223 entered in Civil Case No. 2022CA003741 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORT-GAGE SERVICING, Plaintiff and STEVEN MANUEL PEREZ CORTEZ; HILDA ZUEHEILY TORRES A/K/A HILDA TORRES; FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; THE SECRE-TARY OF HOUSING AND URBAN DEVELOPMENT; BELMONT FI-NANCE LLC; SECOND ROUND, LP, 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 18, 2023 the following described property as set forth in said Final Judgment,

LOT 146, FOREST RIDGE, AC-CORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 37 THROUGH 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 5850 Forest

Ridge Dr, Winter Haven, FL 33881 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail:

ftlrealprop@kelleykronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 23-01415K

File No: M22275-JMV October 6, 13, 2023

SECOND INSERTION

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

CIVIL DIVISION Case No. 2023-CA-005100 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1 UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER, SR., A/K/A RONALD HOLDER, SR. DECEASED; UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD ANTHONY HOLDER, JR. DECEASED: DENNIS MARIO HOLDER, AS KNOWN HEIR OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER. SR., A/K/A RONALD HOLDER, SR. DECEASED; DANTE ANTHONY HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED; DARIEN JAMES HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED, et al.

Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD A. HOLDER SR. A/K/A RON-ALD ANTHONY HOLDER CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS

UNKNOWN IINKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RON-ALD ANTHONY HOLDER, JR. DE-CEASED CURRENT RESIDENCE UNKNOWN foreclose a mortgage on the following property in Polk County, Florida:

LOT 26, VALLEY VISTA, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 3166 VALLEY VISTA CIRCLE, LAKELAND, FL 33812 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10/30/2023, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: September 22, 2023. Stacy M. Butterfield CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (SEAL) By: /s/ Lori Armijo

Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 298100/2220117/wlp October 6, 13, 2023

23-01434K

Deputy Clerk

SECOND INSERTION

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

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statues: Self storage act. Sections 83.806 and 83.807. all items or spaces may not be available for sale.

Cash or Credit cards only for all purchases & tax resale certificates required if applicable.

Jamie Williams D11 Margaret Quinones C05 Walter Guy C28 Walter Guy M08 Derral Wright D06 Natiel Smith C20 Stacy Wolfe C26 Jennifer Cross F10 Ella Beaver M14 Ella Beaver A35

Auction date: 10.30.2023 October 6, 13, 2023 23-01408K

SECOND INSERTION

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

CASE NO. 53-2022-CA-001893 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM3, Plaintiff,

LENA R. WHITE A/K/A LENA WHITE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 24, 2023, and entered in 53-2022-CA-001893 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM3 is the Plaintiff and LENA R. WHITE A/K/A LENA WHITE; TERRANOVA HOMEOWNERS ASSOCIATION OF POLK COUNTY, 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 24, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 295 OF TERRANOVA PHASE IV, ACCORDING TO THE PLAT THEREOF, RE-

CORDED IN PLAT BOOK 130, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 258 TER-RANOVA BLVD, WINTER HA-

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 28 day of September, 2023. ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-023426 - EuE

23-01414K

SECOND INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY GENERAL CIVIL DIVISION CASE NO: 2023-CA-5656

LOWERY HILLS COMMUNITY **DEVELOPMENT DISTRICT, a local** unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE LOWERY HILLS COMMU-NITY DEVELOPMENT DISTRICT. INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUB-JECT TO TAXATION THEREIN. AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DE-SCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF LOWERY HILLS COMMUNITY DEVELOP-MENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF LOWERY HILLS COMMUNITY DE-VELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:

Lowery Hills Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$37,305,000 principal amount of Lowery Hills Community Development District Special Assess ment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully

advised in the premises:

October 6, 13, 2023

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming

any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 2nd day of November, 2023 at the hour of 9:30 a.m. of said day for 15 minutes, before the Honorable William D. Sites, via Virtual Courtroom (Microsoft Teams - information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at https://www.jud10.flcourts. org/virtual-courtroom-links/polk-civil and selecting the Polk Civil Division 15 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-863-225-4022 and enter 792 928

012# as the Telephone Conference ID. IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks. commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this

DONE AND ORDERED at the Courthouse in Polk County, Florida this

day OCT 04, 2023. William D Sites, Circuit Judge 4858-4180-2596.1 October 6, 13, 2023 23-01435K

LEGAL NOTICE Email legal@businessobserverfl.com

23-01422K

SECOND INSERTION

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

CASE NO. 532023CA000655000000 PENNYMAC LOAN SERVICES, LLC:

Plaintiff, vs. $\mathbf{MARY} \stackrel{\cdot}{\mathbf{E}}. \ \mathbf{LANTHRIP} \ \mathbf{A}/\mathbf{K}/\mathbf{A} \ \mathbf{MARY}$ **ELAINE LANTHRIP, ET.AL;** Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 25, 2023, in the abovestyled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realfor eclose.com, on October 30, 2023, the

following described property: Lot 19, SUNRIDGE ACRES, a subdivision according to the plat thereof recorded in Plat Book 83. Page 24, of the Public Records of Polk County, Florida. Property Address: 314 SKY-BLUE LN, AUBURNDALE, FL

33823-0000 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-default law.comServiceFL2@mlg-defaultlaw.com MLG No.: 21-03911

October 6, 13, 2023 23-01432K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-003392

HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC., a Florida notfor-profit corporation, Plaintiff, vs. ESTATE AND UNKNOWN HEIRS OF MARILYN J. CHAMBERLIN, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT;,

Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 14, 2023, and entered in Case Number: 2022-CA-003392, of the Circuit Court in and for Polk County, Florida, wherein HIGHLAND FAIR-WAYS PROPERTY OWNERS ASSO-CIATION, INC., is the Plaintiff, and ESTATE AND UNKNOWN HEIRS OF MARILYN J. CHAMBERLIN, individually; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 30th day of October, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 3250 Pebble Bend Drive, Lakeland, Florida 33810 Property Description: Lot 139, HIGHLAND FAIR-WAYS PHASES ONE, according to the plat thereof as recorded in Plat Book 83, at Pages 21-22, inclusive, of the Public Records of Polk County, Florida.

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

Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez

Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930

Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500

Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff /s/ Alicia S. Perez Alicia S. Perez, Esquire

October 6, 13, 2023

23-01428K

SECOND INSERTION

POLK COUNTY

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE: 2023-CC-2855 MADISON PLACE TOWNHOMES ASSOCIATION, INC., a not-forprofit Florida corporation, Plaintiff, vs. ADA MATEO DE LOPEZ. UNKNOWN SPOUSE OF ADA MATEO DE LOPEZ; AND UNKNOWN TENANT(S),

Defendant. TO: ADA MATEO DE LOPEZ YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

Lot 242, MADISON PLACE PHASE 2, according to the Plat thereof as recorded in Plat Book 181, Pages 24 through 27, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 1116 Merrill St., Davenport, FL 33837

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, 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 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 seal of this Court on the 27th day of July, 2023. Default - 9-5-23

Stacy Butterfield Circuit and County Courts By: /s/ Lori Armijo Deputy Clerk

MANKIN LAW GROUP, Attorneys for Plaintiff, 2535 Landmark Drive, Suite 212. Clearwater, FL 33761 October 6, 13, 2023

SECOND INSERTION

NOTICE OF SALE PURSUANT TO ${\rm CHAPTER}~45$ IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

CASE NO. 2022-CC-003214 LOMA DEL SOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF,

NATHAN FREDERICK DENSLINGER, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 21, 2023, and entered in Case No. 2022-CC-003214 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LOMA DEL SOL HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and NATHAN FREDERICK DENSLING-ER, LISA ANNE DENSLINGER and U.S. SECRETARY OF HOUSING AND URBAN DEVELOPMENT are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [X] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 26th day of October, 2023 the following described property as set forth in said Final Judgment, to wit:

Lot 42, Loma del Sol Phase II E, according to the plat thereof as

recorded in Plat Book 104, Page(s) 28 through 31, of the Public Records of Polk County, Florida. A/K/A: 131 Via Mariel East Drive,

Davenport, FL 33896 A PERSON CLAIMING AN INTER-EST 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. BECKER & POLIAKOFF, P.A. Attorneys for Plaintiff 111 N. Orange Avenue Suite 1400 Orlando, FL 32801 Phone: (407) 875-0955 Fax: (407) 999-2209 Primary email: BY: Carolyn C. Meadows

cofoservicemail@beckerlawyers.com Florida Bar #92888 24094598v.1 L27810/406883 JDEROS October 6, 13, 2023 23-01427K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-2669 IN RE: ESTATE OF CRAIG RUSSELL CORNER. Deceased.

The administration of the estate of CRAIG RUSSELL CORNER, deceased, whose date of death was April 7, 2022, 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 curator and the curator'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 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: October 6, 2023.

Robert D. Hines, Esq.

 ${\bf Curator}$ 1312 W. Fletcher Avenue, Ste B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator 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 October 6, 13, 2023 23-01430K

SECOND INSERTION

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

CASE NO.: 53-2020-CA-000806 U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

COURTNEY CASSIE A/K/A COURTNEY LLOYD CASSIE A/K/A COURTNEY L. CASSIE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated September 15, 2023, and entered in Case No. 53-2020-CA-000806 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Courtney Cassie a/k/a Courtney Lloyd Cassie a/k/a Courtney L. Cassie, Michele Keisha Ann Grant a/k/a Michele Grant, Florida Housing Finance Corporation, Country Chase of Central Florida Homeowners Association, Inc., State of Florida, Department of Revenue, Cindy A. Zellner, Polk County, Florida Clerk of the Circuit Court, Tiffini Griffin-Norton f/k/a Tiffini Griffin., Unknown Party#1, Unknown Party#2, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www. polk.realforeclose.com, Polk County, Florida at 10:00am EST on the October 24. 2023 the following described property as set forth in said Final Judgment

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

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

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

Dated this 27 day of September, 2023.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar #106621 Justin Ritchie, Esq. CT - 20-004142 October 6, 13, 2023 23-01426K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT $\begin{array}{c} \text{IN AND FOR POLK COUNTY,} \\ \text{FLORIDA} \end{array}$

CIVIL ACTION CASE NO.: 53-2018-CA-003384 OH TACOMA 1 SUBI, A SERIES OF OH TACOMA 1 TRUST, Plaintiff.

UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF THOMAS LEROY MCGHEE A/K/A THOMAS L. MCGHEE, DECEASED;, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclo-sure dated July 26, 2023, and entered in Case No. 53-2018-CA-003384 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which OH TACOMA 1 SUBI, A SE-RIES OF OH TACOMA 1 TRUST, is the Plaintiff and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES, AS-SIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF THOMAS LEROY MCGHEE A/K/A THOMAS L. MCGHEE, DECEASED; MORTGAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - IN-TERNAL REVENUE SERVICE; CLUB HILL HOMEOWNERS ASSOCIA-TION INC.; UNKNOWN TENANT #1 N/K/A NICHOLAS FOLKES; DENISE YOUNGCLAUS; THOMASLEROY MCGHEE, JR.; DEBORAH JO FRAN-CIS; TIMOTHY CLARK MCGHEE 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.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida at 10:00 am on the 27th day of October, 2023, the following described property as set forth in said Final Judgment of Fore-

TRACT N: QUEENS POINT

SUBDIVISION, (UNRECORD-ED) AS PER THE MAP THERE-OF RECORDED IN O.R. BOOK 1527, PAGE 1147, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: THE SOUTH 110 FEET OF THE WEST 237 FEET OF THE EAST 262 FEET OF THE FOLLOW-ING; TRACTS 3 AND 14 OF W. F. HALLAM & CO. CLUB COLONY TRACT AS RECORDED IN PLAT BOOK 1, PAGE 102-A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND THE EAST 1/4 OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SEC-TION 7, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET AND THE WEST 7.5 FEET THEREOF. PARCEL IDENTIFICATION NUMBER: 072924-000000-013190 PROP-ERTY ADDRESS: 4735 DETER

ROAD, LAKELAND, FL 33813 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, /s/ Damian G. Waldman

X 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 October 6, 13, 2023

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-004367-0000-00 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-GEL1, Plaintiff, vs. UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRY F. SHAFFER: MARY SHAFFER; JOHN P. SHAFFER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY S. SHAFFER; HARRY F. SHAFFER, JR.: UNKNOWN

SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose. com at 10:00 AM on the 31 day of October 2023, the following described property as set forth in said Final Judg-

TENANT IN POSSESSION OF THE

LOT 73, PIONEER TRAILS PHASE II, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 109, PAGE 16. OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2000 SHAD-OWRIDGE MOBILE HOME WITH ID #FLA14615498A AND #FLA14615498B. PROPERTY ADDRESS: 3619 PIONEER TRAILS, 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 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 03 day of October 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 23-00604

23-01429K

October 6, 13, 2023

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA ${\tt GENERAL\,JURISDICTION}$ DIVISION

CASE NO. 2022CA003286000000 NATIONSTAR MORTGAGE LLC Plaintiff.

KIMBERLY S. DAVIS; UNKNOWN SPOUSE OF KIMBERLY S. DAVIS: STONEBRIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2022CA003286000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and KIMBERLY S. DAVIS: UNKNOWN SPOUSE OF KIMBERLY S. DAVIS; STONEBRIDGE VILLAS 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 30, 2023, the following described property as set forth in said Final Judgment,

ALL THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF POLK, STATE OF FLORIDA TO WIT:

PARCEL 16 OF THE UNRE-CORDED STONEBRIDGE VIL-LAS PHASE TWO, DESCRIBED

BEGINNING AT THE NORTH-WEST CORNER OF LOT 61 OF STONEBRIDGE-PHASE II SUB-DIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

THENCE RUN NORTH 89 DE-GREES 27 MINUTES 11 SEC-ONDS WEST, 122.80 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 260.00 FEET TO THE TRUE POINT OF BEGINNING;

SECOND INSERTION THENCE RUN NORTH 89 DE-GREES 27 MINUTES 11 SEC-ONDS WEST, 32.50 FEET; THENCE RUN NORTH 00 DE-GREES 32 MINUTES 49 SEC-ONDS EAST, 138.01 FEET TO THE NORTH SECTION LINE OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SECTION LINE RUN NORTH 89 DEGREES 57 MINUTES 19" EAST, 32.50 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 49

> TO THE TRUE POINT OF BE-GINNING. Property Address: 2231 DEVON-SHIRE PL, WINTER HAVEN, FL 33880

SECONDS WEST, 138.34 FEET

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

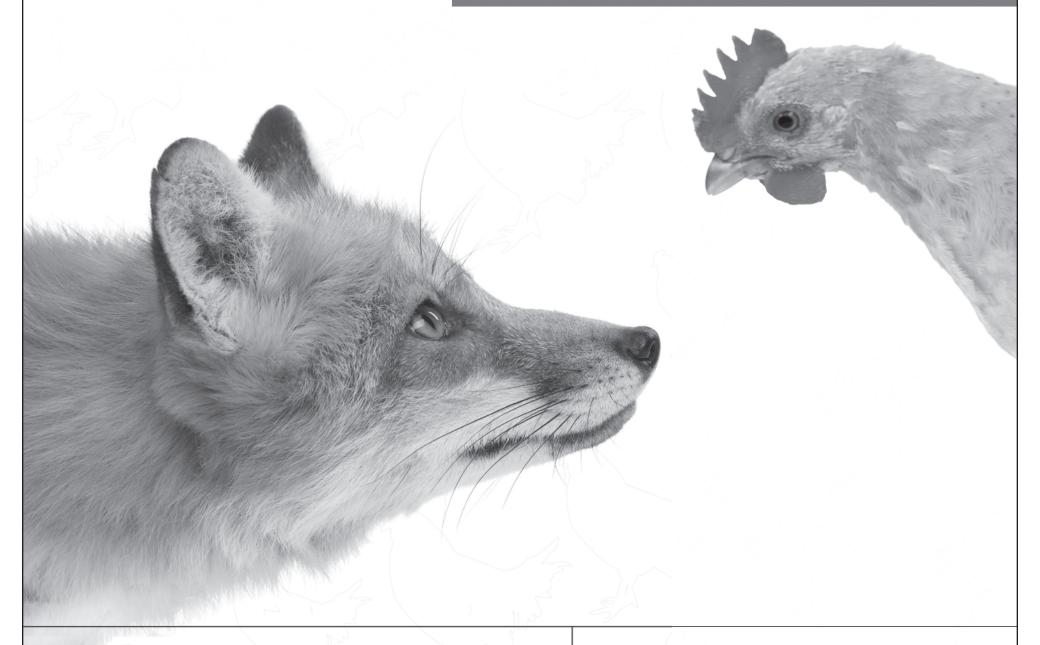
45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 2 day of October, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-060872 - NaC October 6, 13, 2023 23-01421K

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers

