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

OCTOBER 20 - OCTOBER 26, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

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

CASE NO.: 2022-CA-003523 VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation,

ENNIS MAURICE DAVIS, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 9th day of October, 2023, entered in Case No.: 2022-CA-003523, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www. polk.realforeclose.com, at 10:00 a.m. on the 14th day of November, 2023, the following described property as set forth in the Summary Final Judgment,

Lot 13, Block C, Villages at Bridgewater Village 2, according to the map or plat thereof, as recorded in Plat Book 139, Page 44, of the Public Records of Polk County, Florida.

Property Address: 2157 Ontario Way, Lakeland, FL 33805

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 with the Clerk no later than the date 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, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay

Service 711. /s/ Lisa Acharekar Lisa Acharekar, Esq. Florida Bar No. 0734721 Martell & Ozim, P.A. 213 S. Dillard St., Suite 210 Winter Garden, FL 34787 (407) 377-0890

Email: lcrowley@martellandozim.com Attorney for Plaintiff October 20, 27, 2023 23-001477K

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.: 23CP-3763 IN RE: ESTATE OF

JACQUELINE GRACE McGAHEE,

Deceased SSN: XXX-XX-9220

JACQUELINE GRACE McGAHEE.

deceased, whose date of death was Au-

gust 11, 2023, and whose Social Security

Number is XXX-XX-9220, is pending in the Circuit Court for Polk County,

Florida, Probate Division, the address

of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name

and address of the personal represen-

tative and the personal representative's

whom a copy of this notice is required

to be served must file their claims with

this Court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All creditors of the decedent and other persons having claims or demands against decedent's estate on

attorney are set forth below.

administration of the estate of

FIRST INSERTION

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

FLORIDA PROBATE DIVISION File No. 2023-CP-0024910000XX IN RE: ESTATE OF MARIA M DIAZ, Deceased.

The administration of the estate of MA-RIA M DIAZ, Deceased, whose date of death was November 28, 2022, is pending in the Circuit Court for POLK County, Florida, Probate Division. the address of which is 255 N. Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 20, 2023.

STACEY HERNANDEZ,

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@srblawvers.com Secondary Email: angelica@srblawyers.com October 20, 27, 2023 23-01478K

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 THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT SO FILED

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of the first publication of this notice is the 20th day of OCTO-

Signed on this 17th day of October,

Personal Representative:

Peggy Ann Earwood 24198 Westminster Ct.

Brooksville, FL 34601

Attorney for Personal Representative:

Michael A. Johnson

P.O. Box 1397

Primary email:

Florida Bar #: 0474258

Fax#: (863) 688-0472

Lakeland, FL 33802-1397

Telephone: (863) 688-0741

majlaw@tampabay.rr.com

October 20, 27, 2023

FIRST INSERTION

ON THEM.

OF THIS NOTICE.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-003223 **Division Probate** IN RE: ESTATE OF PHILIP DOVICO

Deceased. The administration of the estate of Philip Dovico, deceased, whose date of death was July 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-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 SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is October 20, 2023.

Personal Representative: /s/ Louann Currey Louann Currey 8351 Wakeford Road

Lake Wales, Florida 33898 Attorney for Personal Representative: /s/ Allyson Roberts Allyson Roberts E-mail Address: ARoberts@barrymillerlaw.com. Florida Bar No. 1022246 Barry L. Miller, P.A. 11 N Summerlin Avenue, Ste. 100 Orlando, Florida 32801 Telephone: (407) 423-1700 October 20, 27, 2023 23-01486K

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-001077

IN RE: ESTATE OF

MIGDALIA RAMIREZ

Deceased.

The administration of the estate of

Migdalia Ramirez, deceased, whose date of death was April 18, 2022, is

pending in the Circuit Court for Polk

County, Florida, Probate Division, the address of which is 225 N. Broad-

way Avenue, Bartow, Florida 33830.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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-

OF THIS NOTICE ON THEM.

FIRST INSERTION

NOTICE.

FIRST INSERTION

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

File No. 53-2023-CP-003540-0000-XX Division 14 IN RE: ESTATE OF DAVID MATTHEW BOVE Deceased.

The administration of the estate of David Matthew Bove, 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 PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 20, 2023.

Personal Representative: Devon E. Murphy

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

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

Personal Representative:

Noel Ramirez

1528 Swan Lake

Dundee, Florida 33838 Attorney for Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is October 20, 2023.

/s/ Jeanette Mora

Florida Bar No: 296735

1901 W. Colonial Drive

Orlando, Florida 32804

Fax: (407) 476-1101

Secondary E-Mail:

October 20, 27, 2023

Telephone: (407) 574-8125

E-Mail: jeanette.mora@fff.law

probate@familyfirstfirm.com

Florida Bar Number: 103674

Jeanette Mora

Beth K. Roland

Family First Firm

616 Ponderosa Drive East 25 Jimmy Lee Road Winter Haven, Florida 33880 Attorney for Personal Representative: L. Caleb Wilson Attorney Florida Bar Number: 73626 Attorney Florida Bar Number: 73626 Craig A. Mundv. P.A. Craig A. Mundy, P.A. 4927 Southfork Drive 4927 Southfork Drive Lakeland, Florida 33813 Lakeland, Florida 33813 Telephone: (863) 647-3778 Telephone: (863) 647-3778 Fax: (863) 647-4580 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com $\hbox{E-Mail: caleb@mundylaw.com}$ October 20, 27, 2023 23-01469K October 20, 27, 2023

FIRST INSERTION

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

File No. 53-2023-CP-003718-0000-XX Division 14 IN RE: ESTATE OF LORETTA JOAN CUNNINGHAM Deceased.

The administration of the estate of Loretta Joan Cunningham, deceased, whose date of death was July 6, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. 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 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 20, 2023.

Personal Representative: Dennis Cunningham

Lakeland, Florida 33810 Attorney for Personal Representative: L. Caleb Wilson 23-01496K

FIRST INSERTION

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

File No. 53-2023-CP-003535-0000-XX Division 14 IN RE: ESTATE OF SHANE BRYANT RUNNELS Deceased.

The administration of the estate of Shane Bryant Runnels, deceased, whose date of death was June 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is October 20, 2023.

Personal Representative:

Gary B. Runnels 6327 Oak Square East Lakeland, Florida 33813 Attorney for Personal Representative: L. Caleb Wilson Attorney Florida Bar Number: 73626 Craig A. Mundv. P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com

October 20, 27, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-3465 **Division Probate** IN RE: ESTATE OF CHARLENE N. TIEDE

Deceased.The administration of the estate of Charlene N. Tiede, deceased, whose date of death was February 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830, The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

All other creditors of the decedent

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

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

23-01491K

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 20, 2023.

Personal Representative: /s/ Gerald W. Ridley Gerald W. Ridley 2900 Shoal Creek Place Winter Haven, Florida 33881

Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Christopher L. Cober, Esq. Florida Bar Number: 74718 Attorney for Personal Representative Stone Law Group, P.L. 3200 US Hwy 27 S.,

Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail:

charlotte@stonelawgroupfl.com Alternate E-mail: chris@stonelawgroupfl.com Alternate E-Mail: tami@stonelawgroupfl.com23-01499K October 20, 27, 2023

FIRST INSERTION

23-01492K

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

DIVISION CASE NO. 2022CA001346000000 CALIBER HOME LOANS, INC.,

OCTAVIOUS FREEMAN, et al.

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 28, 2023, and entered in 2022CA001346000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and OCTAVIOUS FREEMAN;

LAUREL ESTATES HOMEOWNERS ASSOCIATION, INC.; POLK COUN-TY, FLORIDA 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.real foreclose.com, at 10:00 AM, on November 07, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 27, LAUREL ESTATES PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE(S) 40 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. Property Address: 232 WIL-LIAMSON DR, 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 in accordance with Florida Statutes, Section 45.031.

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,

23-01500K

Dated this 17 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 22-025757 - ArC

October 20, 27, 2023

PUBLISI **YOUR** LEGAL NOTICE Call **941-906-9386** and select the appropriate County name from the menu. or email **Business** legal@businessobserverfl.com or email 23-01495K

OFFICIAL COURTHOUSE WEBSITES

1:23 🗸

...II LTE 💷

Notes





Done

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

Business Observer 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-000897
BANK OF NEW YORK MELLON
TRUST COMPANY, N.A. AS
TRUSTEE FOR MORTGAGE
ASSETS MANAGEMENT SERIES
I TRUST.

I TRUST, Plaintiff,

vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF GERALD
OLIVER DEAL, DECEASED;, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 9, 2023, and entered in 53-2022-CA-000897 of the Circuit Court of the TENTH Judicial Cir-cuit in and for Polk County, Florida, wherein BANK OF NEW YORK MEL-LON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF GER-ALD O. DEAL, DECEASED; GERALD AARON DEAL; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com,

at 10:00 AM, on November 07, 2023, the following described property as set forth in said Final Judgment to wit

forth in said Final Judgment, to wit: THE W 1/2 OF N 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY, POLK COUN-TY, FLORIDA.

Property Address: 1530 RITTER ROAD, LAKELAND, FL 33810

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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 17 day of October, 2023.

Dated this 17 day of October, 202
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: \\$\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-014736 - RyC

October 20, 27, 2023 23-01494H



Email your Legal Notice

 $legal@business observer {\it fl.com}$

Deadline Wednesday at noon • Friday Publication

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



FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection Southwest District Office Draft Air Permit No. 1050139-014-AC Schwarz Partners Packaging, LLC, MaxPak Polk County, Florida

Applicant: The applicant for this project is Schwarz Partners Packaging, LLC. The applicant's authorized representative and mailing address is: Kevin Bailey, General Manager, Schwarz Partners Packaging, LLC, 2808 New Tampa Hwy, Lakeland, FL, 33815.

Facility Location: Schwarz Partners Packaging, LLC operates the existing MaxPak facility, which is located in Polk County at 2808 New Tampa Hwy in Lakeland, FL, 33815.

Project: This project is to replace both existing cyclones with a new single cyclone for their corrugated board trim waste collection system. The cyclones are a minor source of the pollutant particulate matter (PM). This project will not result in an increase

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In $addition, electronic copies of these documents are available on the following web site: \\ https://fldep.dep.state.fl.us/air/emission/fldep.state.fl.us/air/emission/flde$ apds/default.asp.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administra-ten notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) Astatement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petitionmeans that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Per $mit. \ Persons \ whose \ substantial \ interests \ will \ be \ affected \ by \ any \ such \ final \ decision \ of \ the \ Permitting \ Authority \ on \ the \ application$ have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding. October 20, 2023 23-01483K

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. 2021CA003193000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY. Plaintiff,

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JEAN DOLES, DECEASED, et al. Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 5, 2023 and entered in 2021CA003193000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-

SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY JEAN DOLES. DECEASED; GLENNIS CLARK; TANYA DOLES A/K/A TANYA ELAINE DOLES; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on November 07, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 104 OF SWAN LAKE ES-TATES UNIT NUMBER SIX, AS SHOWN BY MAP OR PLAT THEREOF RECORDED, PLAT BOOK 83, PAGE 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2451 MARY JEWETT CIRCLE, WINTER HA-VEN, FL 33881

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 17 day of October, 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 21-012210 - GrS October 20, 27, 2023 23-01493K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004411 FLORENCE SHERWOOD,

EMER ANN FARRELLY, individually, UNKNOWN TENANT **#1, and UNKNOWN TENANT #2**

Defendants. TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN that pursuant to the Summary Final Judgment of Mortgage Foreclosure dated October 9, 2023, and entered in Case No. 2023-CA-004411 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, in which FLORENCE SHERWOOD is plaintiff, and EMER ANN FARREL-LY, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are defendants, Stacy M. Butterfield, as Clerk of the Court, will sell at public sale to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM on November 14, 2023, in accordance with Section 45.031 of the Florida Statutes, the following-described real property as set forth in said Final Judgment, to wit:

Lot 36, POSSUM TROT, PHASE TWO, according to the map or plat thereof, as recorded in Plat Book 80, Page(s) 38, of the Public Records of Polk County, Florida. Together with: that certain 1991 REBE mobile home

VIN #: 03610648D Any person claiming an interest in the surplus from the sale, is any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Section 45.031, Florida Statutes.

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. DANIEL A. FOX, P.A. /s/ Daniel A. Fox Daniel A. Fox, Esquire Florida Bar No.: 094648

Post Office Box 7584

Primary Service Email:

Attorney for Plaintiff

October 20, 27, 2023

P: 863-268-9579

Winter Haven, FL 33883-7584 eservice@danfoxlaw.com 23-01498K

FIRST INSERTION

NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") will be held on Friday, November 3, 2023, at 10:00~a.m.at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www.solterraresortcdd. org/ or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 "District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or

The meeting, including the closed session described above, will be conducted in accordance withthe provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the meeting, staff or Board members may participate in the public hearing by speaker telephone.

October 20, 2023

POLK COUNTY

23-01470K

FIRST INSERTION

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

Case #: 2019CA004953000000 DIVISION: 11

Wells Fargo Bank, N.A. Plaintiff, -vs.-Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres; Rosanna Torres a/k/a R. Torres Ford Motor Credit Company, LLC; **Hampton Hills South Homeowners** Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) 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

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA004953000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.

Claimants

polk.realforeclose.com at 10:00 A.M. on November 9, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, IN BLOCK 21, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 140. PAGE 1, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap-pearance 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 19-322068 FC01 WNI October 20, 27, 2023 23-01489K

FIRST INSERTION

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

Case No. 2021CA003316 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, **SERIES 2006-18** Plaintiff, vs.

LAWRENCE E. LUCAS AND CRYSTAL A. LUCAS , FELICIA ALLEN A/K/A FELICIA DIANE ALLEN A/K/A FELICIA D. ALLEN, SUNSET LAKES CONDOMINIUM ASSOCIATION, INC., UNKNOWN SPOUSE OF CRYSTAL A. LUCAS, AND U.S.BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SL1 , AND UNKNOWN TENANTS/OWNERS,

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 9, 2023, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Flor-

ida described as: CONDOMINIUM UNIT 104. BUILDING 4295, SUNSET LAKES, LAKES, CONDOMINIUM, TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK $6846, {\rm PAGE}\, 101, {\rm AS}\, {\rm AMENDED}$ FROM TIME TO TIME, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 4295 SUM-IER LANDING DR APT 10 LAND, FL 33810; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on NOVEMBER 27, 2023 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated October 13, 2023 By: /s/ Ryan P. Sutton Ryan Paul Sutton Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/2117163/wll October 20, 27, 2023 23-01476K

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. 2022CA002073000000 Land Home Financial Services, Inc., Plaintiff, vs.

John Colston Thomas, et al., **Defendants.**NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002073000000 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 John Colston Thomas; Charles Cove Homeowners Association, Inc.; National Homebuyers Fund, Inc. 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 9th day of November, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 130, LAKE CHARLES RE-SORT PHASE 1A, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 175, PAGES 5 THROUGH 10, 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 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 16th 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 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106

October 20, 27, 2023 23-01484K



Are there different types of legal notices?

Simply put there are two basic types - Warning Notices and Accountability Notices.

> Warning notices Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in key to efficiency in government.

VIEW NOTICES ONLINE AT Legals.Business ObserverFL.com

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

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

 ${\bf CASE\ NO.\ 53\text{-}2022\text{-}CA\text{-}002622}$ SPECIALIZED LOAN SERVICING Plaintiff, vs.

THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN R. GRIFFITH, DECEASED, et. al.

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 JOHN R. GRIFFITH, DECEASED,

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

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

following property: THE SOUTH 15.0 FEET OF LOT 112 AND ALL OF LOT 113, OF THE H.A. STAHL FLORIDA PROPERTIES CO'S CLEVELAND HEIGHTS SUB-DIVISION, UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 26, 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 11/20/23 /(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

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

WITNESS my hand and the seal of this Court at County, Florida, this 13th 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 21-091495

October 20, 27, 2023

FIRST INSERTION

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

532022CA002707000000

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST ALFRED B. GIFFORD, DECEASED; et al,

Defendants. To the following Defendant(s): HARRIET GIFFORD (Last Known Address: 26 Fiesta Drive, Centereach, NY, 11720) ROBERT N. GIFFORD (Last Known Address: 26 Fiesta Drive, Centereach, NY, 11720) RICHARD P. GIFFORD (Last Known Address: 1624 S. Hiawas-see Rd., Apt. 7, Orlando, FL 32835)

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

described property: LOT 5, BLOCK 714, POIN-NEIGHBORHOOD CIANA, 5 NORTH, VILLAGE 3, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 27-42 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 741 PARROT CT, KISSIMMEE, FL

34759

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 11/17/2023, 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

has been filed against you and you are

required to serve a copy of your written

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

WITNESS my hand and the seal of this Court this 11th day of October, 2023.

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By /s/ Lori Armijo As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 October 20, 27, 2023 23-01485K

FIRST INSERTION

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

Case No: 22-CA-003376-0000-00 CSC CAPITAL CORP Plaintiff, vs.

VICENTE GUERRA and MARIA GUERRA, THE STATE OF FLORIDA DEPARTMENT OF REVENUE, MAGNIFY CREDIT UNION, POLK COUNTY CLERK OF COURT, MIDLAND CREDIT MANAGEMENT, INC., and ANY UNKNOWN TENANTS,

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on the 17th day of May, 2023, in this cause, the Circuit Court of Polk County, Florida, the office of Stacey M. Butterfield, CPA, Clerk of the Circuit Court, shall sell the property situated in

Polk County, Florida described as: Lot 4, Robinson Pine Addition, a Subdivision, according to the Plat thereof as recorded in Plat Book 77, page(s) 32, of the Public Records of Polk County, Florida With the address: 2525 Cresap Street, Lakeland, FL 33815 at public sale to the highest bidder for cash, on NOVEMBER 9, 2023. Bidding

begins at 10:00 A.M. Eastern Standard

Time on Online at www.polk.realfore

Any person claiming an interest 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.

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

/s/ Shawn M. Yesner Shawn M. Yesner, Esq. FL Bar No.: 0155225 Lauryn V. Fabrizio, Esq. FL Bar No.: 1015838 Yesner Law, P.L. Countryside Colonial Center 2753 SR 580, Suite 106 Clearwater, FL 33761-3351 Telephone: (813) 774-5737 Facsimile: (813) 344-0950 Email: Shawn@YesnerLaw.com Email: Lauryn@YesnerLaw.com Email: Terri@YesnerLaw.com Attorney for Plaintiff

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

October 20, 27, 2023

FIRST INSERTION

POLK COUNTY

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004721000000 PENNYMAC LOAN SERVICES,

Plaintiff, vs. DIAM GUADALUPE A/K/A DIAM MARY GUADALUPE A/K/A DIAM MARY GUADALUPE-ALDEN, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF ALEX GUADALUPE RODRIGUEZ. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-

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

LOT 207, BUCKEYE RIDGE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 145, PAGES 47 THROUGH 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 ad-

dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 11/16/2023, 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 10th day of October, 2023.

> Clerk of the Court (SEAL) By: /s/ Lori Armijo As Deputy Clerk

Submitted by: MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: Accounts Payable@mccalla.com

23-06105FL October 20, 27, 2023 23-01468K

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. 2022CA003430000000 NATIONSTAR MORTGAGE LLC, KENT L. LEMONS, et al.,

Defendant. To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF KENT L. LEMONS A/K/A KENT LEON LEMONS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS DEVISEES, GRANTEES, OR OTHER

ADDRESS: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 330, HIGHLAND MEAD-

OWS PHASE 2B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 48, 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 ad-

dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 11/16/2023, 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 this 10th day of October, 2023.

Clerk of the Court (SEAL) By /s/ Lori Armijo As Deputy Clerk

Submitted by: MCCALLA ŘAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com 23-08118FL

October 20, 27, 2023

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA00228000000 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF PEOPLE'S FINANCIAL REALTY MORTGAGE SECURITIES TRUST, SERIES 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES. SERIES 2006-1, Plaintiff, VS. 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 WILLIE STILLS A/K/A WILLIE N. STILLS, DECEASED: et al.,

Defendant(s). TO: Anna Maria Stills a/k/a Anna Stills Last Known Residence: 917 Adamson Court Lake Alfred, FL 33850

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida: LOT 15, HEATH'S ADDI-TION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 63, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 11/16/23, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on Oct. 10, 2023. As Clerk of the Court (SEAL) By: /s/ Kenleigh Mathis As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221-5743B Ref# 5673 October 20, 27, 2023 23-01479K

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 11/3/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to E.S. 715.109: A 2008 JYDE travel trailer bearing Vehicle Identification Number 1UJCJ02R781SZ0376 and all personal items located inside the

travel trailer. Last Tenant: John Ray Chism and Daphne Elise Huff. Sale to be held at: Kissimmee South MH and RV Resort, 3700 U.S. Highway 17-92 N., Davenport, Florida 33837, (863) 424-1286.

October 20, 27, 2023

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES NOTICE IS HEREBY GIVEN that Layla Alvarado will engage in business under the fictitious name SAGMOONART, with a physical address 3253 JUNCTION CIRCLE LAKELAND, FL 33805, with a mailing address 3253 JUNCTION CIRCLE LAKELAND, FL 33805, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 20, 2023

23-01488K

FIRST INSERTION

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

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

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Joanna M. Burdette; Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Unknown Spouse of Joanna M. Burdette; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Julie Rae Carlson a/k/a Julie R. Carlson a/k/a Julie Rae Dowling; James A. Dowling; Susan M. Dorsett a/k/a Susie M. Dorsett a/k/a Susie M. Schnitz; Gale A. Troup; Doyle Clair Carlson a/k/a Doyle C. Carlson Jr.: Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named
Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) **Defendant(s).** TO: Susan M. Dorsett a/k/a Susie

M. Dorsett a/k/a Susie M. Schnitz, WHOSE RESIDENCE IS: LAST KNOWN ADDRESS: 413 Lord St., Dunkirk, NY 14048

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

October 20, 27, 2023

FIRST INSERTION in Polk County, Florida, more particu-

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

Case #: 2023CC003991000000 Truist Bank, successor by merger to SunTrust Bank

Estate of Wallace E. Alligood; John E. Alligood; Debbie Campion; Gale Pfeiffer; Mark Alligood; Richard Alligood; Sharon M. Susavage f/k/a Sharon Graham; Dawn Ferguson; Unknown Spouse of John E. Alligood; Unknown Spouse of Debbie Campion; Unknown Spouse of Gale Pfeiffer; Unknown Spouse of Mark Alligood; Unknown Spouse of Richard Alligood; Unknown Spouse of Sharon M. Susavage f/k/a Sharon Graham; Unknown Spouse of Dawn Ferguson; Citrus Woods Property Owners Association, Inc.: Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, nrougn, und above named Defendant(s) Defendant(s). TO: Gale Pfeiffer: LAST KNOWN

ADDRESS: 1011 Courtney Way. Mount Laurel, NJ 08054 and Unknown Spouse of Gale Pfeiffer: LAST KNOWN ADDRESS: 1011 Courtney Way, Mount Laurel, NJ 08054 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated

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 YOU ARE HEREBY NOTIFIED that

an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOTS 12 AND 13, BLOCK 63, MAP OF DAVENPORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA more commonly known as 206 East Maple Street, Davenport,

FL 33837-4194. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

impaired, call 711.

WITNESS my hand and the seal of this Court on the 9th day of October, 2023.

Default Date: 11-15-2023 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP. Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 22-327292 FC01 WNI 23-01466K

larly described as follows:

LOT 317, CITRUS WOODS
ESTATES, UNIT NUMBER

FOUR, ACCORDING TO THE

CIVIL DIVISION

PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 67, PAGES 19 AND 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1979, MAKE: GLENHILL, VIN#: FLF-Plaintiff, -vs.-John E. Alligood, as Petitioner of the L2A925792020 AND VIN#: FL-FL2B925792020. more commonly known as 1610 Reynolds Road, Lakeland, FL

33801. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for

Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability

who needs any accommodation in orvon 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,

WITNESS my hand and the seal of this Court on the 10th day of October,

Default Date: 11/16/2023 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Lori Armijo Deputy Clerk LOGS LEGAL GROUP LLP,

Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 23-328828 FC01 SUT

October 20, 27, 2023 23-01467K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DIRTY BLONDE SALON: Located at 7534 Flame Flower Ln: Polk County in the City of Lake Wales: Florida,

33898-9424 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lake Wales Florida, this Oc-

tober day of 16, 2023 BEAUTY BY KENDYL ELENA INC. October 20, 2023 23-01482K

PUBLISH YOUR **LEGAL NOTICE** ااها |legal@businessobserverfl.com

FIRST INSERTION

NOTICE OF ACTION FORECLOSUREPROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CA004755000000 DIVISION: 15

JPMorgan Chase Bank, National Association Plaintiff, -vs.-Tony Parkes a/k/a T. Parkes; Unknown Spouse of Tony Parkes a/k/a T. Parkes; Marbella at Davenport Homeowners' Association, Inc.; Unknown Person

in Possession of the Subject Property Defendant(s). TO: Tony Parkes a/k/a T. Parkes: LAST KNOWN ADDRESS: 538 Cadiz Loop, Davenport, FL 33837 and Unknown Spouse of Tony Parkes a/k/a T. Parkes:

LAST KNOWN ADDRESS: 538 Cadiz

Loop, Davenport, FL 33837 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

or otherwise not sui juris.

LOT 186, MARBELLA AT DAV-ENPORT, ACCORDING TO PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 142, PAGE 29 AND 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 538 Cadiz Loop, 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 LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief 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,

WITNESS my hand and the seal of this Court on the day of OCT 09, 2023. Default Date: 11/15/2023

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

23-01474K

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway Suite 360, Boca Raton, FL 33431 23-328853 FC01 W50

October 20, 27, 2023

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2019CA005176000000 DIVISION: 8 Wilmington Savings Fund Society,

FSB, as Trustee of Stanwich Mortgage Loan Trust I Plaintiff, -vs.-The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased; United Wholesale Mortgage; Angelia Denise Hall a/k/a Angela Hall; Jerome Decosey; Cedric Perry; Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Unknown Spouse of Angelia Denise Hall a/k/a Angela Hall; Unknown Spouse of Jerome Decosey; Unknown Spouse of Cedric Perry; Unknown Spouse of Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Kimberly Bass; State of Florida, Department of Revenue; Clerk of Circuit Court of Polk County, Florida; State of Florida; Unknown Party #1, Unknown Party #2

Defendant(s). TO: Gerald Perry a/k/a Gerald B. Perry Jr. a/k/a Gerald Bernard Perry Jr.: LAST KNOWN ADDRESS: 4080 Silver Spur Loop, Lake Wales, FL 33898, Unknown Spouse of Angelia Denise Hall a/k/a Angela Hall: LAST KNOWN ADDRESS: 4080 Silver Spur Loop, Lake Wales, FL 33898, Unknown Spouse of Gerald Perry a/k/a Gerald B. Perry Jr. a/k/a Gerald Bernard Perry Jr.: LAST KNOWN ADDRESS: 4080 Silver Spur Loop, Lake Wales, FL 33898 and Kimberly Bass: LAST KNOWN ADDRESS: 1205 Carroll Street, Apartment C, Durham, NC 27707

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and 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 fore-close a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOT 56 OF LAKE PIERCE RANCHETTES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A 2004 SKYLINE MOBILE HOME BEARING TITLE NUMBERS: 92476169 AND 92476351; VIN NUMBERS: 20620560SA AND 20620560SB more commonly known as 4080 Silver Spur Loop, Lake Wales, FL 33898.

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

WITNESS my hand and the seal of this Court on the 19th day of Septem-

Default Date: 10/26/2023

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

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431 21-325062 FC01 CGG 23-01475K October 20, 27, 2023

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Aubrey's Cleaning Service located at 22 Chelette Manor in the City of

Lake Wales, Polk County, FL 33898 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of October, 2023. Aubrey K Waide October 20, 2023 23-01471K

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of FLORIDA DISTILLERS CARE OF 2859 PACES FERRY ROAD SE; SUITE

2100 - ATLANTA, GA 30339, intends

to register the said name with the Division of Corporations of Florida the Department of State, Tallahassee, Florida. Dated at LEON, Florida, this 12th

day of OCTOBER, 2023. AUBURNDALE PLANT HOLDINGS,

October 20, 2023 23-01473K NOTICE OF ACTION

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

2023CA004360-0000-00 U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, Plaintiff, v. ALL UNKNOWN HEIRS,

BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOSE D. REYES, DECEASED; et al, Defendants.

To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFI-CIARIES, LEGATEES, DEVISEES, REPRESENTATIVES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH,

UNDER OR AGAINST JOSE D. REYES, DECEASED (Last Known Address: 6236 Alabama Ave. Lakeland, FL 33813)

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

described property: COMMENCING 130.0 FEET SOUTH AND 256.66 FEET WEST OF THE SOUTHWEST CORNER OF LOT 11, BLOCK 2, HASKELL HOMES, A SUB-DIVISION RECORDED IN PLAT BOOK 45, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST, 90.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 110.0 FEET; THENCE SOUTH 0 DEGREES

FIRST INSERTION

01 MINUTES 15 SECONDS EAST 90.0 FEET; THENCE SOUTH 89 DEGREES 58 MIN-UTES 45 SECONDS WEST, 110.0 FEET TO THE POINT OF BEGINNING, LYING AND BE-ING IN SECTION 24, TOWN-SHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLOR-IDA.

PROPERTY ADDRESS: 6236 ALABAMA AVENUE, LAKE-LAND, FL 33813

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 11/16/2023, 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.

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

FUNDING MORTGAGE TRUST

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

OWNER TRUSTEE FOR CASCADE

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 10th day of October,

STACY M. BUTTERFIELD, CPA (SEAL) By /s/ Kenleigh Mathis As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 October 20, 27, 2023 23-01480K

SUBSEQUENT INSERTIONS

SECOND INSERTION

SECOND INSERTION

BARRED.

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 de-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

PROBATE FILE NO.

53-2023-CP-003195-0000-XX

IN RE: Estate of

STEPHEN BRUCE BRACKIN,

Deceased.

The administration of the estate of Ste-

phen 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

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

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

All other creditors of the decedent

OF THIS NOTICE ON THEM.

attorney are set forth below.

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 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 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 13, 20, 2023 23-01448K

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

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

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ Anna Sessions

Anna Sessions

461 Kennedy Street

Eagle Lake, Florida 33839

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is October 13, 2023.

/s/ Amy L. Phillips AMY L. PHILLIPS

P.O. Box 4397

(863) 268-8292

Attorney for Petitioner

Florida Bar No. 91682

Winter Haven, FL 33885

amy@amyphillipspllc.com

October 13, 20, 2023

NOTWITHSTANDING THE TIME

NOTICE IS HEREBY GIVEN pursu-

DEFENDANT(S).

ant 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-

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.

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.

SECOND INSERTION

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

impaired, call 711. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Kyle Melanson Kyle Melanson, Esq. FBN 1017909

Our Case #: 21-000496/532022CA000 084000000/PHH

October 13, 20, 2023

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 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-CHRISTINE PHILLIPS; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, 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

PHASE 8, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

DATED 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

SECOND INSERTION

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

File No.: 2023-CP-003222 **Division: Probate** IN RE: THE ESTATE OF SYBIL A. VOGT A/K/A SYBIL WATSON VOGT, Deceased.

administration of the estate of Svbil A. Vogt a/k/a Svbil 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 forth below

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

All other creditors of the decedent

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

23-01463K

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

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

The date of first publication of this notice is 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: mford@bowerselderlaw.com October 13, 20, 2023 23-01449K

HOW TO PUBLISH YOUR CALL 941-906-9386 and select the appropriate County

name from the menu option or e-mail legal@businessobserverfl.com



SECOND INSERTION

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

pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield 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-

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, YOU WILL 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

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

Service@MankinLawGroup.com2535 Landmark Drive, Suite 212 Clearwater, FL 33761

(727) 725-0559 FBN: 23217 October 13, 20, 2023

SECOND INSERTION

POLK COUNTY

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

53-2023-CP-0030020000-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 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.

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:

Probate@TherrelBaisdsen.com LBermudez@TherrelBaisden.com October 13, 20, 2023 23-01443K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-3492 **Division Probate**

IN RE: ESTATE OF CAROL JEAN HILL a/k/a CAROL J. HILL 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 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.

Personal Representative: Richard A. Sill 585 Vineyard 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 Telephone: (407) 850-2500

23-01457K

October 13, 20, 2023

SECOND INSERTION

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

DIVISION Case No. 2021CA002888000000 Wells Fargo Bank, N.A.,

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

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

CORDED IN PLAT BOOK 36, 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

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 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq.

property as set forth in said Final Judg-

ment, to wit: LOT 15, BLOCK A, MORN-INGSIDE PARK, ACCORDING TO THE PLAT THEREOF RE-PAGES 45 AND 46, PUBLIC RECORDS OF POLK COUNTY,

impaired, call 711.

Florida Bar No. 32106 File # 21-F00994

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 pursu-

ant 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-JENNIFER MARTINEZ; 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.

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45** IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN 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

BOOK 163, PAGES THROUGH 35, OF THE PUB-LIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 322 BRIAR PATCH LOOP, DAVENPORT, FL. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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: October 9, 2023 FLORIDA COMMUNITY LAW 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 October 13, 20, 2023 23-01453K

SECOND INSERTION

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, includ-

ing 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-

October 13, 20, 2023

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.

Default Date: 10/27/2023

Lake Mary, FL 32746

October 13, 20, 2023

Attorneys for Plaintiff, 615 Crescent Executive Ct., Suite 212,

more commonly known as 3298 Win chester Estates Circle, Lakeland, FL

23-01447K

WITNESS my hand and seal of this Court on the 20th day of September,

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

23-01446K

SECOND INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

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:

23-01464K

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, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MR Service@mccalla.com

22-01216FL October 13, 20, 2023 23-01462K

Fla. Bar No.: 146803

FOURTH 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 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 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, $Sept.\ 29; Oct.\ 6, 13, 20, 2023$

23-01383K

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Call: (941) 362-4848 or go to: www.businessobserverfl.com



SECOND INSERTION

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

CASE NO. 2023CA005492000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.

Defendant(s),
TO: GEORGINA L. LLOYD, and UN-KNOWN SPOUSE OF GEORGINA L.

GEORGINA L. LLOYD, et al.

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 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 Con-

gress 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., SUITE 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-045138

23-01439K October 13, 20, 2023

SECOND 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 No-tice 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

SECOND INSERTION

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

DIVISION CASE NO. 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 being 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

23-01436K

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

SECOND INSERTION

27, subpart B, and by the Secretary's 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

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

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

WHEREAS, the Mortgage was in-

sured by the United States Secretary of

Housing and Urban Development (the

Secretary) pursuant to the National

Housing Act for the purpose of providing 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

WHEREAS, the entire amount de-

WHEREAS, by virtue of this default,

linquent as of September 22, 2021, is

the Secretary has declared the entire

amount of the indebtedness secured

by the Mortgage to be immediately due

NOW THEREFORE, pursuant to

owers vested in me by the Single Fam-

ilv Mortgage Foreclosure Act of 1994.

12 U.S.C. 3751 et seq., by 24 CFR part

restore the loan to currency; and

\$351,580.57; and

and pavable:

ELECTRONIC

County, Florida; and

REGISTRATION

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 foreclosure sale.

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

UTES 50 SECONDS EAST,

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

1459.36 FEET TO THE BEGIN-

NING OF A CURVE CONCAVE

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. 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 Judgment, to wit-

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-TRAL ANGLE 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 ALONG 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 NORTH 0 DEGREES 00 MIN-

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 SEC-ONDS 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 0 DEGREES 00 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 NORTHEAST-ERLY 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 0 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 BEGIN-NING 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 MINUTES 22 SECONDS WEST, 190.09 FEET TO THE BEGIN-NING OF A CURVE CONCAVE 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 OF SAID CURVE, IHENCE
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 25.00 FEET, 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 OO SECONDS AN ARC DISTANCE OF 231.84 FEET TO A POINT OF REVERSE 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-UTES 25 SECONDS EAST.

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 MIN-UTES 25 SECONDS EAST, 119.94 FEET. THENCE NORTH O DEGREES OO 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 be-fore 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

Dated this 6th 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 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00495 23-01452K Ooctober 13, 20, 2023

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

or email legal@businessobserverfl.com

SECOND 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 WILEREDO AUDIERE 4760 SUMMERFIELD CIRCLE, WIN-TER HAVEN, FL 33881

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

LOT 13, COUNTRY CLUB ES-TATES, 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 complaint.

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

WITNESS my hand and the seal of this Court this 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 23-01454K

FOURTH INSERTION

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023 CA 005294 000000

NOTICE OF ACTION

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

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

MICHAEL KUSZMAR, DECEASED,

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

in Polk County, Florida: Lake Region Mobile Home Village (unrecorded) lot 402 & int in recreation area

Parcel ID: 27-28-07-821601-004020 commonly known as 402 Sunflower Lane, Haines City, FL 33844 has been

filed against you and you are required

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

the relief demanded in the Complaint.

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

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

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 pursu-

ant 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 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. By: \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

SECOND INSERTION

POLK COUNTY

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

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

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 PLAINTIFE 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 complaint.

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.

Stacv 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

SECOND 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, Plaintiff, vs. 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, 2023.

Stacy 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: Accounts Payable@mccalla.com

23-05854FL October 13, 20, 2023 23-01461K

SECOND INSERTION

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

POLK COUNTY, FLORIDA

CASE NO.: 2023CA000802000000 MORTGAGE LENDERS INVESTMENT TRADING CORPORATION DBA R P FUNDING FKARP FUNDING. 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 Judgment. to wit-

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 PITĚ, 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 SECOND INSERTION

NOTICE OF SALE Affordable Self Storage of Bartow

1515 Centennial Blvd. Bartow, FL 33830 (863)533-5597 Personal property consisting of sofas, TV's, clothes, boxes, household goods and oth-

er personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

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 AM or after 23-01440K

October 13, 20, 2023

SECOND 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.

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

this court on this 5th day of October, 2023.

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

SECOND INSERTION

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

CASE NO.: 2023CA005071000000 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. UNKNOWŃ 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 33860 Current 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

TO: UNKNOWN HEIRS, BENEFI-

UNKNOWN

Current Residence:

If you are a person with a disability

impaired, call 711.

WITNESS my hand and the seal of

LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-

CIARIES, DEVISEES, ASSIGNEES,

CIVIL DIVISION 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, BENEFICIARIES, 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

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

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