

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR THE 10th JUDICIAL DISTRICT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
FILE NO.:
53-2022-CP-002644-0000-XX14
IN RE: ESTATE OF HULSE, LENORE ALBERTA, Deceased.

The administration of the estate of Lenore Alberta Hulse, Deceased, File No. 2022-CP-002644, is pending in the Circuit Court in and for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-

TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claim with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

Personal Representative:

Wakenda Bleil
501 Sawtooth Oak Drive
Landis, NC 28088
Attorney for Personal Representative:
James P Demetriou, FL Bar #336629
3208 E Colonial Drive, #284
Orlando, FL 32803
407-377-7730
jim@demetrioulaw.com
Oct. 27; Nov. 3, 2023 23-01537K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-3455
IN RE: ESTATE OF LUIS GERARDO MEJIA MEJIA, Deceased.

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

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

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

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: October 27, 2023.

IRENE MEJIA DE MEJIA

Personal Representative
59 Blackjack Avenue
Frostproof, FL 33843
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:
jriviera@hnh-law.com
Oct. 27; Nov. 3, 2023 23-01514K

FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case Number
53-2023-CP-002151-0000-XX
IN RE: Estate of ROVERDA G. VULNER Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Roverda G. Vulner, deceased, File Number 53-2023-CP-002151-0000-XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831; that the decedent's date of death was November 16, 2022; that the total value of the estate is \$39,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
The Vulner Family Revocable Living Trust dated March 26, 2004, with Randall P. Bratcher as Successor Trustee

31223 Tyndall Road
Zephyrhills, FL 33545
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is October 27, 2023.

Person Giving Notice:

Randall P. Bratcher
31223 Tyndall Road
Zephyrhills, FL 33545
WIDERMAN MALEK, PL
Attorney for Person Giving Notice:
Scott C. Dixon, Esquire
Florida Bar Number 0109797
1990 W. New Haven Ave.,
Suite 201
Melbourne, FL 32904
321-255-2332
Email: sdixon@USLegalTeam.com
Oct. 27; Nov. 3, 2023 23-01544K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532023CP0031780000XX
IN RE: ESTATE OF DOVIE MAE WILSON, Deceased.

The administration of the estate of DOVIE MAE WILSON, deceased, whose date of death was April 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 300 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: October 27, 2023.

SHANNON WILSON

Personal Representative
152 Liberty Trail
Frostproof, FL 33843
Eric R. Severson
Attorney for Personal Representative
Florida Bar No. 23243
Burns & Severson, P.A.
P.O. Box 349
West Palm Beach, FL 33402
Telephone: 561-687-2003
Email: ers@burnsandseverson.com
Secondary Email:
charlene@burnsandseverson.com
Oct. 27; Nov. 3, 2023 23-01504K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2023CP0037700000XX
Division: PROBATE
IN RE: THE ESTATE OF IRENE LITWIN Deceased.

The administration of the estate of Irene Litwin, deceased, whose date of death was July 26, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is:

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 27, 2023.

/s/ Joyce Helene Holliday

Joyce Helene Holliday, Petitioner
/s/ Elizabeth C. Rich, Esq.
Elizabeth C. Rich, Esq.
Co-Counsel for Joyce Helene Holliday
Florida Bar Number: 1036018
Patriot Legal Group
871 Outer Road Suite B
Orlando, FL 32814
Telephone: (407) 737-7222
E-Mail: liz@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com
Oct. 27; Nov. 3, 2023 23-01540K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP0024670000XX
Division 14
IN RE: ESTATE OF WILLIAM EARL CARTER, Deceased.

The administration of the estate of WILLIAM EARL CARTER, deceased, whose date of death was May 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

mands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: October 27, 2023.

TARA KELLY

Personal Representative
1527 North Avenue
Round Lake Beach, IL 60073
Mark D. McWilliams, Esq.
Attorney for Personal Representative
Florida Bar No. 174424
Kaleel & Associates
54 Ne Fourth Avenue
Delray Beach, FL 33483
Telephone: (561) 279-4201
Facsimile: (561) 278-9462
Email: MMcWilliams@kmpka.com
Secondary Email:
Courtfilling@kmpka.com
Oct. 27; Nov. 3, 2023 23-01542K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP003564
Division Probate
IN RE: ESTATE OF JANICE MARY STAPLETON a/k/a JANICE STAPLETON Deceased.

The administration of the Estate of Janice Mary Stapleton a.k.a. Janice Stapleton, deceased, whose date of death was April 5, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 WITHIN 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 27, 2023.

Personal Representative:

Kurt Raymond Costello
697 Grand Canal Drive
Kissimmee, Florida 34759
Attorney for Personal Representative:
Daniel S. Henderson
E-mail Addresses:
dan@hendersonsachs.com,
michael@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
Oct. 27; Nov. 3, 2023 23-01515K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-003850
Division Probate
IN RE: ESTATE OF BEVERLY M. APARO Deceased.

The administration of the Estate of Beverly M. Aparo, deceased, whose date of death was February 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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 WITHIN 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 27, 2023.

Personal Representative:

Jeffrey A. Jones
451 Palencia Place
Davenport, Florida 34741
Attorney for Personal Representative:
Andrew Berland, Esq.
E-mail Addresses:
andrew@hendersonsachs.com,
michael@hendersonsachs.com
Florida Bar No. 84030
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
Oct. 27; Nov. 3, 2023 23-01541K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.
53-2023-CP-003859-0000-XX
IN RE: ESTATE OF JOHN EDWARD NANCE Deceased.

The administration of the estate of John Edward Nance, deceased, whose date of death was July 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 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 27, 2023.

Personal Representative:

Judy Nance-Mathis
6109 High Glen Drive
Lakeland, Florida 33813
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughtn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
Oct. 27; Nov. 3, 2023 23-01529K

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

COLLIER COUNTY
collierclerk.com

PASCO COUNTY
pascoclerk.com

POLK COUNTY
polkcountyclerk.net

SARASOTA COUNTY
sarasotaclerk.com

LEE COUNTY
leeclerk.org

HILLSBOROUGH COUNTY
hillsclerk.com

PINELLAS COUNTY
pinellasclerk.org

ORANGE COUNTY
myorangeclerk.com

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floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003441
IN RE: ESTATE OF
BARBARA HENDERSON
Deceased.

The administration of the estate of Barbara Henderson, deceased, whose date of death was March 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 27, 2023.

Personal Representative:

/s/ Linda Henderson

(Aug 10, 2023 09:35 EDT)

Linda Henderson

13110 Sulphur Trail

San Antonio, Texas 78253

Attorney for Personal Representative:

/s/ Desiree Sanchez

Desiree Sanchez, Attorney

Florida Bar Number: 10082

SANCHEZ LAW GROUP PA

605 E. Robinson Street,

Suite 650

Orlando, FL 32801

Telephone: (407) 500-4444

Fax: (407) 236-0444

E-Mail: dsanchez@sanchezlaw.com

Secondary E-Mail:

maria@sanchezlaw.com

Oct. 27; Nov. 3, 2023

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 23CP-3676
IN RE: ESTATE OF
LENA MARIE BOUBOUDIS,
Deceased
SSN: XXX-XX-9809

The administration of the estate of LENA MARIE BOUBOUDIS, deceased, whose date of death was August 7, 2023, and whose Social Security Number is XXX-XX-9809, 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 representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 27th day of October, 2023.

Signed on this 23rd day of October,

2023.

Scott William Smith

1645 Walking Horse Dr.

Lakeland, FL 33810

Attorney for Personal Representative:

Michael A. Johnson

Florida Bar #: 0474258

P.O. Box 1397

Lakeland, FL 33802-1397

Telephone: (863) 688-0741

Fax#: (863) 688-0472

Primary email:

majlaw@tampabay.rr.com

Oct. 27; Nov. 3, 2023

23-01524K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 2023-CP-003825
IN RE: ESTATE OF
GARY ALDEN PARKHURST,
Deceased.

The administration of the estate of GARY ALDEN PARKHURST, deceased, whose date of death was July 7th, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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 27, 2023

Personal Representative

CRAIG PARKHURST

4709 Devonwood Court

Lakeland, FL 33801

Attorney for Personal Representative

BENJAMIN W. HARDIN, JR.,

ESQUIRE

Florida Bar No.: 0500763

JULIE LANDRIGAN BALL,

ESQUIRE

Florida Bar No.: 0768731

MATTIE HARDIN TONDREAU,

ESQUIRE

Florida Bar No.: 118242

BENJAMIN W. HARDIN III,

ESQUIRE

Florida Bar No.: 1018041

Post Office Box 3604

Lakeland, Florida 33802-3604

Telephone: 863-688-5200

Facsimile: 863-686-0777

Primary Email:

service@hardinpalaw.com

Oct. 27; Nov. 3, 2023

23-01532K

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
DIVISION: 4

**CASE No.: 2019-CA-001183
C&C PROPERTIES GROUP INC.,
Plaintiff, vs.
CHARLOTTE NEES,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Final Judgement of Partition, in favor of the Plaintiff dated the 23rd day of November, 2021, entered in Case No.: 2019-CA-001183, 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.polkrealforeclose.com, at 10:00 a.m. on the 17th day of November, 2023, the following described property as set forth in the Amended Final Judgement of Partition, to wit:

W ½ of the SE ¼ of the NW ¼ of the SE ¼ of the NE ¼ all lying and being in Section 02, TOWNSHIP 30S, RANGE 29 East, Polk County, Florida.
The above being the same parcel as described by the Polk County Florida Property Appraiser in Folio No.: 29-30-02-000000-012150.

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, 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.

Thomas S. Rutherford, Esq.
916 Walt Williams Rd.
Lakeland, FL 33809
863-858-9528
FBN: 215031 Atty for Plaintiff
Email: Tsrassoc1993@aol.com
Oct. 27; Nov. 3, 2023

23-01539K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT,
IN AND FOR POLK COUNTY,
FLORIDA
Case No.: 2023-CP-0037940000XX
Division: PROBATE
IN RE: THE ESTATE OF
DOLORES MARGARET WALL
Deceased.

The administration of the estate of Dolores Margaret Wall, deceased, whose date of death was September 5, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 27, 2023.

/s/ Margaret-Ann Wall Harty

Margaret-Ann Wall Harty,
Petitioner

/s/ Skiles K. Jones

Skiles K. Jones, Esq.

Attorney for Margaret-Ann Wall Harty

Florida Bar Number: 1000367

Patriot Legal Group

871 Outer Road Suite B

Orlando, FL 32814

Telephone: (407) 737-7222

E-Mail: skiles@patriotlegal.com

Secondary E-Mail:

service@patriotlegal.com

/s/ Elizabeth C. Rich

Elizabeth C. Rich, Esq.

Co-Counsel for Margaret-Ann Wall Harty

Florida Bar Number: 1036018

Patriot Legal Group

871 Outer Road

Suite B

Orlando, FL 32814

Telephone: (407) 737-7222

E-Mail: liz@patriotlegal.com

Secondary E-Mail:

service@patriotlegal.com

Oct. 27; Nov. 3, 2023

23-01519K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
2023CA005042000000

GRANADA INSURANCE

COMPANY,
Plaintiff, vs.

BATATA TRUCKING LLC; ANGEL

YADRIEL PEREZ RODRIGUEZ;
AND MARK COUCH,
Defendants.

TO: Angel Yadriel Perez Rodriguez, 435 Arkansas Court, Kissimmee, FL 34759
YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before November 30, 2023, on Amber N. Massey, Esquire, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134.

To be published for 4 consecutive weeks in the Business Observer.

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

DATED ON 10/24/2023

Stacy M. Butterfield
(Name of Clerk)

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

As Deputy Clerk

Amber N. Massey, Esquire,
plaintiff's attorney,
Hinshaw & Culbertson LLP,
2525 Ponce de Leon Blvd., 4th Floor,
Coral Gables, Florida 33134
1061803
Oct. 27; Nov. 3, 10, 17, 2023

23-01535K

FIRST INSERTION

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

Case #: 2022CC000609000000
Wells Fargo Bank, N.A.

Plaintiff, vs.-

Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of James David Jones, Jr.,
Deceased, and All Other Persons
Claiming by and Through, Under,
Against The Named Defendant (s);

Bailey Gabrielle Jones a/k/a Bailey
Gabrielle Rose, a minor child;
Melinda Kaye Waters a/ka Melinda
K. Waters a/k/a Melinda Kaye Cope,
as Guardian of Bailey Gabrielle
Jones a/k/a Bailey Gabrielle Rose, a
minor child; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polkrealforeclose.com at 10:00 A.M. on November 21, 2023, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1:

THE WEST 132.0 FEET OF
THE EAST 396.0 FEET, LESS
THE SOUTH 316.0 FEET
OF THE NORTHWEST 1/4
OF SECTION 27, TOWNSHIP
26 SOUTH, RANGE 27 EAST,
POLK COUNTY, FLORIDA.

AND PARCEL 2:

THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 LESS

COUNTY, FLORIDA.

A/K/A: 2348 SEQUOIA WAY,
DAVENPORT, FL 33896.

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.

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
20-323101 FCO1 WNI
Oct. 27; Nov. 3, 2023

23-01510K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45

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

CASE NO.
532023CA004872000000

SERENO HOMEOWNERS
ASSOCIATION INC, a Florida
non-profit Corporation,
Plaintiff, vs.

LIZBETH SANTANA
MALDONADO, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated October 17, 2023 in Case No. 532023CA004872000000 of the Circuit Court in and for Polk County, Florida wherein SERENO HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and LIZBETH SANTANA MALDONADO, et al, is the Defendant, I will sell to the highest and best bidder for cash at 10:00 A.M. (Eastern Time) on DECEMBER 1, 2023. () www.polkrealforeclose.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 43, OF SERENO PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146 AT PAGE(S) 22-25, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

Dated: October 20, 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@fclg.com

By: /s/ Jared Block

Jared Block, Esq.

Florida Bar No. 90297

Oct. 27; Nov. 3, 2023

23-01518K

FIRST INSERTION

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

File No. 2023-CP-002423

IN RE: ESTATE OF
GARY TERRELL FANIEL, JR.,
Deceased.

The administration of the estate of Gary Terrell Faniel, Jr., deceased, whose date of death was May 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the

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

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

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

MAINTAINED RIGHT OF WAY AND LESS THE WEST 450 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS LOTS 4 THRU 7 AND 9 AND ONE UNNUMBERED LOT OF AN UNRECORDED SUBDIVISION AND LESS THE EAST 150 FEET OF THE WEST 1250 FEET OF THE NORTH 291 FEET OF THE SOUTH 316 FEET AND LESS CRESCENT RIDGE, AS RECORDED IN PLAT BOOK 77, PAGE 46-47 AND LESS 132 FEET OF THE EAST 396 FEET LESS THE SOUTH 316 FEET, ALL LOCATED IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAF-L534A78477AV21 AND VIN#: GAF-L534B78477AV21.

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 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

FIRST INSERTION

NOTICE OF ONLINE PARTITION SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No: 23-CA-3536 MICHAEL S. STEFFEN, AS TRUSTEE ONLY UNDER THE FATHER B LAND TRUST DATED APRIL 22, 2022; Plaintiff, vs. THE ESTATE OF LORNA JUNE SMITH (now known as ANTHONY BOND and ERIC BOND); Defendants.

NOTICE IS HEREBY given that pursuant to the final judgment of partition Stacy M. Butterfield, the Clerk of Court for Polk County will sell the property situated in Polk, Florida described as:

Lot 11, Block 4, BROOKHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 71, Page 46, of the Public Records of Polk County, Florida. Together with that certain mobile home described as a 1983 TWIN with VIN T24715034A and T24715034B. Aka: 6434 Jacaranda Ave NE WINTER HAVEN FL 33881-9692 Parcel No: 26-28-01-521030-004110

The Clerk of the Court for Polk County, Stacy M. Butterfield, shall sell the subject property to the highest bidder for cash at public sale on November 17, 2023, at 10:00 A.M. after having first given notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at the following website: http://

www.polk.realforeclose.com. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

Dated this 19th day of October, 2023. Plaintiff's Attorney: /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq. Florida Bar Number: 68905 LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, Florida 33618 Phone: 813-480-2106 E-Service:natalia@lcolawfl.com Secondary E-Service: Alexander.maldonado@lcolawfl.com Oct. 27; Nov. 3, 2023 23-01507K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2022-CA-002276 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILHELMINA HINDS, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 24, 2023, and entered in Case No. 53-2022-CA-002276 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Wilhelmina Hinds, deceased, Alberto Francisco Rivera, Association of Poinciana Villages, Inc., Florida Housing Finance Corporation, Poinciana Village Seven Association Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the November 22, 2023 the following

described property as set forth in said Final Judgment of Foreclosure: LOT 9, BLOCK 1000, POINCIANA NEIGHBORHOOD 4 VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1711 PILCHARD DR POINCIANA FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 25 day of October, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar #106621 Justin Ritchie, Esq. CT - 22-004092 Oct. 27; Nov. 3 2023 23-01543K

FIRST INSERTION

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

CASE NO.: 2022-CA-002989 BELLA VERANO HOMEOWNERS ASSOCIATION, INC. a Florida not-for-profit corporation, Plaintiff, vs. LINDA M. TORO, individually; UNKNOWN SPOUSE OF LINDA M. TORO N/K/A ISAAC TORO; ALL UNKNOWN TENANTS/OWNERS N/K/A AVILES MARCOS Defendants,

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated October 17, 2023, and entered in Case Number: 2022-CA-002989, of the Circuit Court in and for Polk County, Florida, wherein BELLA VERANO-HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and LINDA M. TORO, individually; UNKNOWN SPOUSE OF LINDA M. TORO N/K/A ISAAC TORO; and ALL UNKNOWN TENANTS/OWNERS N/K/A AVILES MARCOS; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 19th day of December, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit: Property Address: 365 Casa Verano Lane, Davenport, Florida 33897 Property Description: Lot 93, BELLA VERANO, according to the Plat thereof as

recorded in Plat Book 161, Page 47, of the Public Records of Polk County, Florida.

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

/s/ Alicia S. Perez John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff Oct. 27; Nov. 3, 2023 23-01516K

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022-CC-004192 LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. LOURDES M. TORRES; JOSE A. MEDINA; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 176 of LAKE LUCERNE PHASE 1, according to the Plat thereof as recorded in Plat Book 165, Page(s) 46, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 263 Lake Lucerne Way, Winter Haven, FL 33881 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 13, 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 JUDGMENT.

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 ENTITLED 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.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Oct. 27; Nov. 3, 2023 23-01509K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2022CA002830000000 DIVISION: 8

Trust Bank, successor by merger to SunTrust Bank Plaintiff, -vs.- Lillian Garcia; Unknown Spouse of Bobby E. Hall; 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).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA002830000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank, Plaintiff and Bobby E. Hall are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on November 17, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOTS 27 AND 28, BLOCK 19, SHORE ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 15, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 22-327005 FC01 SUT Oct. 27; Nov. 3, 2023 23-01522K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that MAHER N. FARAG will engage in business under the fictitious name LAKELAND DENTAL CENTER, with a physical address 2945 LAKELAND HILLS BLVD LAKELAND, FL 33805, with a mailing address 2945 LAKELAND HILLS BLVD LAKELAND, FL 33805, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 27, 2023 23-01533K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 532023CA000036000000 DIVISION: 11

Nationstar Mortgage LLC Plaintiff, -vs.- Lillian Garcia; Unknown Spouse of Lillian Garcia; Poinciana Village Three Association, Inc.; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532023CA000036000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Lillian Garcia are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on December 1, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BLOCK 103, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19-31, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 22-327483 FC01 CXP Oct. 27; Nov. 3, 2023 23-01523K

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 AQUASHINE Pressure Wash located at 1988 Harvest Landing Cir in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 25th day of October, 2023. Jose Velazquez October 27, 2023 23-01545K

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. 2023CA005120000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THOMAS BALLI A/K/A THOMAS CHRISTOPHER BALLI, et al., Defendant.

To: HALEY BRYANT BALLI A/K/A HALEY CREE BRYANT BALLI A/K/A HALEY BALLI 1359 PRIMROSE CT, LAKELAND, FL 33811

UNKNOWN SPOUSE OF HALEY BRYANT BALLI A/K/A HALEY CREE BRYANT BALLI A/K/A HALEY BALLI 1359 PRIMROSE CT, LAKELAND, FL 33811

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 15, WILDWOOD I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 79, PAGE(S) 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11/29/2023 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 23rd day of October, 2023.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Lori Armijo Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-06399FL Oct., 27; Nov. 3, 2023 23-01534K

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. 2023CA004086000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 09, 2023, and entered in 2023CA004086000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and TROY D. GODSHALL A/K/A TROY GODSHALL; THE 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 13, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 7, CHERRY HILL, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 8547 CHERRY HILL DR, LAKELAND, FL 33810 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 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 24 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: fmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-065473 - NaC Oct., 27; Nov. 3, 2023 23-01536K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA003094000000 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. ROBERT SPANGLER II, ROBERT SPANGLER, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reopen case and Reschedule Foreclosure Sale dated October 2, 2023 in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com, on November 7, 2023, the following described property: LOTS 473 AND 474 OF SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 247 JEFFERSON ST, LAKE WALES, FL 33859

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 19-02288 Oct. 27; Nov. 3, 2023 23-01517K

FIRST INSERTION

Notice is hereby given that LITTLE WHITE BALL, INC., OWNER, desiring to engage in business under the fictitious name of SKATING TO EXCELLENCE ACADEMY located at 109 AMBERSWEET WAY, STE 186, DAV-

ENPORT, FLORIDA 33897 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. October 27, 2023 23-01538K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Milton Novelo will engage in business under the fictitious name KINGS AUTO REPAIR, with a physical address

4318 Bomber Rd Bartow, Florida 33830, with a mailing address 4318 Bomber Rd Bartow, Florida 33830, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 27, 2023 23-01530K

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT IN AND FOR THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION NO.:
2023-CA-005745
PARCEL NO.: 100AB

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,
Petitioner, vs
FLEETWING CORPORATION, A FLORIDA CORPORATION; DAVID RICKETTS; HARRIS AND COMPANY, INC., A FLORIDA CORPORATION; WRIGHT GRINER; JOE G. TEDDER, TAX COLLECTOR
Defendants,
STATE OF FLORIDA TO:
Wright Griner
14004 Citrus Pointe Drive
Tampa, FL 33625

To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

F.P. NO. 4449061
SECTION 16011-000 STATE ROAD 572 (DRANE FIELD ROAD) POLK COUNTY DESCRIPTION
PARCEL 100
ESTATE OR INTEREST TO BE OBTAINED: FEE SIMPLE - RIGHT OF WAY

A) That portion of Lot 22, Waring Estates, Inc., an unrecorded subdivision lying in Section 3, Township 29 South, Range 23 East, Polk County, Florida. Being described as follows: Commence at the northeast corner of the northwest 1/4 of said Section 3; thence along the east line of said northwest 1/4, South 00°21'20" East a distance of 1.29 feet to the survey baseline of State Road 572 (Drane Field Road); thence along said survey baseline South 89°49'12" West a distance of 374.57 feet; thence South 00°10'48" East a distance of 59.63 feet to an intersection of the south existing right of way line of said State

Road 572 (per Official Records Book 5255, Page 2164, Public Records of Polk County, Florida) and the west existing Polk County right of way line of Waring Road (per Official Records Book 5010, Page 868, Public Records of Polk County, Florida) for a POINT OF BEGINNING; thence along said west existing Polk County right of way line South 00°12'09" East a distance of 421.45 feet to the south line of said Lot 22; thence along said south line, South 89°50'12" West a distance of 11.50 feet; thence North 02°20'08" West a distance of 174.15 feet; thence North 07°57'55" West a distance of 90.38 feet; thence North 77°06'11" East a distance of 13.14 feet to the beginning of a curve having a radius of 281.00 feet; thence along the arc of said curve to the left a distance of 60.81 feet through a central angle of 12°24'00" with a chord bearing North 10°45'53" West to the end of said curve; thence North 65°54'11" West a distance of 54.15 feet to the beginning of a curve having a radius of 381.00 feet; thence along the arc of said curve to the left a distance of 110.76 feet through a central angle of 16°39'21" with a chord bearing North 74°13'51" West to the end of said curve and to the beginning of a curve having a radius of 148.00 feet; thence along the arc of said curve to the left a distance of 22.32 feet; thence North 00°18'37" West a distance of 7.67 feet to said south existing right of way line; thence along said south existing right of way line North 89°49'59" East a distance of 262.64 feet to the POINT OF BEGINNING. Containing 15,960 square feet ALSO

B) That portion of Lot 22, Waring Estates, Inc., an unrecorded subdivision lying in Section 3, Township 29 South, Range 23 East, Polk County, Florida. Being described as follows: Commence at the northeast cor-

ner of the northwest 1/4 of said Section 3; thence along the east line of said northwest 1/4, South 00°21'20" East a distance of 1.29 feet to the survey baseline of State Road 572 (Drane Field Road); thence along said survey baseline South 89°49'12" West a distance of 637.19 feet; thence South 00°10'48" East a distance of 67.23 feet for a POINT OF BEGINNING; thence North 87°26'06" East a distance of 22.32 feet to the beginning of a curve having a radius of 148.00 feet; thence along the arc of said curve to the right a distance of 25.85 feet through a central angle of 10°00'22" with a chord bearing South 87°33'43" East to the end of said curve and to the beginning of a curve having a radius of 381.00 feet; thence along the arc of said curve to the right a distance of 110.76 feet through a central angle of 16°39'21" with a chord bearing South 74°13'51" East to the end of said curve; thence South 65°54'11" East a distance of 54.15 feet to the beginning of a curve having a radius of 56.00 feet; thence along the arc of said curve to the right a distance of 60.81 feet through a central angle of 12°24'00" with a chord bearing South 10°45'53" East to the end of said curve; thence South 77°06'11" West a distance of 50.29 feet; thence North 65°17'49" West a distance of 216.17 feet; thence North 00°18'37" West a distance of 67.49 feet to the POINT OF BEGINNING. Containing 23,053 square feet.

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

You are further notified that a Pre-Order of Taking Case Management Conference has been set before the Honorable Ellen Masters, one of the Judges of this Court, on the 30th day of January A.D., 2024, at 9:00 A.M., Polk County Courthouse, 255 North Broadway, Bartow, Florida, at which time an Order of Taking will be entered if all parties are in agreement or if no

hearing has been requested. All parties are required to attend the Pre-Order of Taking Case Management Conference.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable Ellen Masters, one of the Judges of this Court, on the 13th day of February, A.D., 2024, at 9:00 A.M., Polk County Courthouse, 255 North Broadway, Bartow, Florida 33830 for an Order of Taking hearing in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND
Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition:

DEPARTMENT OF TRANSPORTATION
Post Office Box 1249
Bartow, Florida 33831
C/O Chris Pawlus
Assistant General Counsel
(863) 519-2623
Florida Bar No.: 0484695

on or before the 30th day of December, A.D., 2023, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

WITNESS MY HAND AND SEAL of said Court on the day of 10/20/2023.

CLERK OF THE CIRCUIT COURT
BY: Dianna L. Mahaney
Deputy Clerk
(S E A L)
Oct. 27; Nov. 3, 2023 23-01525K

FIRST INSERTION

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

Case #: 2023CC005198000000
Trust Bank, successor by merger to SunTrust Bank
Plaintiff, -vs-
Frances M. Palau a/k/a Frances L. Palau; Arlette C. Varela a/k/a Arlette Varela; Maria Antonieta DeSouza; Luis Joel Miranda; Emmanuel Josue Miranda; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Norma Rivera a/k/a Norma Esther Rivera a/k/a Norma E. Rivera a/k/a Norma Esther Mendez, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Elizabeth Flores; Unknown Spouse of Frances M. Palau a/k/a Frances L. Palau; Unknown Spouse of Arlette C. Varela a/k/a Arlette Varela; Unknown Spouse of Maria Antonieta DeSouza; Unknown Spouse of Luis Joel Miranda; Unknown Spouse of Emmanuel Josue Miranda;

Unknown Spouse of Elizabeth Flores; Florida Housing Finance Corporation; City of Lakeland, Florida; Clerk of Circuit Court of Polk County, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Norma Rivera a/k/a Norma Esther Rivera a/k/a Norma E. Rivera a/k/a Norma Esther Mendez, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN, Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Louise Mendez-Flores, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): LAST KNOWN ADDRESS: UNKNOWN, Elizabeth Flores: LAST KNOWN ADDRESS: 1155 North Florence Avenue, Lakeland, FL 33805 and Unknown Spouse of Elizabeth Flores: LAST KNOWN ADDRESS: 1155 North Florence Avenue, Lakeland, FL 33805 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, 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 situated in Polk County, Florida, more particularly described as follows:

LOT 28, LAKE RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 1155 North Florence Avenue, Lakeland, FL 33805. 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 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
23-329253 FCO1 SUT
Oct. 27; Nov. 3, 2023 23-01528K

FIRST INSERTION

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

532023CA004394000000
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST, Plaintiff, vs.
ANGELA VERONICA WILSON; STATE OF FLORIDA; POLK COUNTY, FLORIDA CLERK OF THE COUNTY/CIRCUIT COURT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated September 28, 2023, and entered in Case No. 532023CA004394000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITLE TRUST is Plaintiff and ANGELA VERONICA WILSON; STATE OF FLORIDA; POLK COUNTY, FLORIDA CLERK OF THE COUNTY/CIRCUIT COURT; 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, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, at 10:00 a.m., on November 13, 2023, the following described property as set forth in said Final Judgment, to-wit:

COMMENCE AT THE NORTHWEST CORNER OF THE

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. 2023CA005681000000
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
SARAH VAN GRONINGEN A/K/A SARAH VANGRONINGEN A/K/A SARAH ANN VAN GRONINGEN A/K/A SARAH A. VAN GRONINGEN A/K/A SARA A. YOUNG, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST JEANETTE LITTLE YOUNG, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
11410 ROCKRIDGE RD.
LAKELAND, FL 33809

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

LOT 26, ROCKRIDGE RANCHETTES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, INCLUDING THAT 2006 ANNIVERSARY MOBILE HOME WITH VIN NOS. GAF-L575A77406AV21 AND GAF-L575B77406AV21.

has been filed against you and you are

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 06, TOWNSHIP 30 SOUTH, RANGE 25 EAST, THENCE RUN SOUTH 25 FEET TO A CONCRETE MONUMENT; THENCE EAST 114.29 FEET, THENCE SOUTH 130 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 65 FEET, THENCE EAST 102 FEET, THENCE NORTH 65 FEET, THENCE WEST 102 FEET TO THE POINT OF BEGINNING.

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.

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 October 11, 2023.

By: /s/ Lisa Woodburn
Lisa A. Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1460-192051 / TM1
Oct. 27; Nov. 3, 2023 23-01503K

required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Jamie Juster, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 11/24/2023, 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 18th day of October, 2023.

Stacy M. Butterfield
Clerk of the Court
(SEAL) By: /s/ Kenleigh Mathis
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
23-05639FL
Oct. 27; Nov. 3, 2023 23-01526K

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. 2023CA005681000000
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
SARAH VAN GRONINGEN A/K/A SARAH VANGRONINGEN A/K/A SARAH ANN VAN GRONINGEN A/K/A SARAH A. VAN GRONINGEN A/K/A SARA A. YOUNG, et al., Defendant.
To: UNKNOWN SPOUSE OF SARAH VAN GRONINGEN A/K/A SARAH VANGRONINGEN A/K/A SARAH ANN VAN GRONINGEN A/K/A

SARAH A. VAN GRONINGEN A/K/A SARA A. YOUNG
11410 ROCKRIDGE RD, LAKELAND, FL 33809

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 26, ROCKRIDGE RANCHETTES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 74, PAGE 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, INCLUDING THAT 2006 ANNIVERSARY MOBILE HOME WITH VIN NOS. GAF-L575A77406AV21 AND GAF-L575B77406AV21.
has been filed against you and you are

required to file a copy of your written defenses, if any, to it on Jamie Juster, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11/24/2023 or 30 days from the first publication, otherwise a Judgment may 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 noti-

fication 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 18th day of October, 2023.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Lori Armijo
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-05639FL
Oct. 27; Nov. 3, 2023 23-01527K

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 Davenport Cleaning Services located at 345 Thousand Oaks Blvd in the City of Davenport, Polk County, FL 33896

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

Dated this 23rd day of October, 2023.

Monika Oze

October 27, 2023 23-01531K

FIRST INSERTION

Notice is hereby given that LEVASTRI FL LLC, OWNER, desiring to engage in business under the fictitious name of LEVASTRI HOMES located at 456 RESERVE DR, DAVENPORT, FLORIDA 33896 intends to register the said name

in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

October 27, 2023 23-01506K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2023-CA-00558-0000000
SARA FUENTES, the Trustee of the Special Needs Trust of BRIGITTE D. CARNLEY
Plaintiff, v.
TAYLOR ZIEHR, MALLORY ZIEHR, And BRIGITTE D. CARNLEY
Defendants.
 TO: TAYLOR ZIEHR, MALLORY ZIEHR, and BRIGITTE D. CARNLEY
 YOU ARE NOTIFIED that a Complaint for Judicial Modification of First-Party Special Needs Trust to Correct Scrivener's Error has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:
 Elliott V. Mitchell, Esquire,
 500 South Florida Avenue,
 Suite 800,
 Lakeland, Florida 33801
 within thirty (30) days from the first date of publication, to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve

and file written defenses as required may result in a judgment or order for the relief demanded in the petition, without further notice.
 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 18th day of October 2023.
 Default Date: 11/24/2023
 STACY M. BUTTERFIELD
 POLK COUNTY, FL
 CLERK OF THE COURT
 (SEAL) By: /s/ Lori Armijo
 As Deputy Clerk
 Elliott V. Mitchell, Esquire,
 500 South Florida Avenue,
 Suite 800,
 Lakeland, Florida 33801
 Oct. 27; Nov. 3, 10, 17, 2023
 23-01501K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023-CA-004371
WALDEN USA INVESTMENTS, INC.,
Plaintiff, vs.
CASEY INGOLE; UNKNOWN SPOUSE OF CASEY INGOLE; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.
 TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, DEFENDANTS.
 YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: THE SOUTH ONE-HALF OF THE following described parcel: The West 14 feet of Lot 37 and all of Lots 38 through 46, inclusive, and the North 28 feet of Lot 47 in GIBSONIA UNIT NO. 14, as shown by Map or Plat thereof, recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 11, Page 30, LESS Road Right-of-Way for State Road 35 and 700 (U.S. 98). LESS Begin at the Northeast corner of the above described parcel; thence run South 90 degrees 00 minutes 00 seconds West along the North line of said parcel, 315.70 feet; thence run South 09 degrees 08 minutes 55 seconds East, 56.91 feet; thence run South 00 degrees 39 minutes 28 seconds West, 86.28 feet to the South line of said parcel; thence run South 89 degrees 56 min-

utes 55 seconds East, along said South line, 306.03 feet to the Southeast corner of said parcel; thence run North 00 degrees 00 minutes 00 seconds West along the East line of said parcel, 142.75 feet to the Point of Beginning, TOGETHER WITH an easement for ingress and egress over the Southerly 10 feet of the North one-half of the above described parcel. AND SUBJECT TO an easement for ingress and egress over the Northerly 10 feet of this South one-half.
 Parcel ID No.: 23-27-24-008500-000432
 Property Address: 5615 Highway 98 North, Lakeland, Florida 33809
 has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses To: The Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before November 23, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATE: 10/17/2023
 STACY M. BUTTERFIELD
 Clerk of the Court
 By: Deputy Clerk
 Gregory A. Sanoba, Esquire
 Florida Bar No. 955930
 greg@sanoba.com
 THE SANOBA LAW FIRM
 422 South Florida Avenue
 Lakeland, Florida 33801
 Telephone: 863/683-5353
 Facsimile: 863/683-2237
 Oct. 27; Nov. 3, 2023 23-01502K

FIRST INSERTION

NOTICE OF ACTION FOR MOBILE HOME FORECLOSURE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2023CC-002860-0000-00
ROUTE 27 ASSOCIATES, LTD and SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP,
collectively d/b/a The Ridge,
Plaintiffs, vs.
STEVEN YORK SILVA,
Defendant.
 TO: Steven York Silva
 142 Sunset Ridge Loop
 Lot No. 395
 Davenport, Florida 33897
 YOU ARE NOTIFIED that an action for foreclosure has been filed against you with respect to the mobile home personal property more particularly described as the:
 2004 HMMT mobile home bearing vehicle identification numbers FLHMB177150595A and FLHMB177150595B
 and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF 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. If you fail to do so, a default may be entered against you for the relief demanded in the action.
 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 Stacy M. Butterfield, as Clerk of the Circuit Court and Comptroller, and the seal of said Court, at the Courthouse at Polk County, Florida.
 Dated: OCT 03 2023
 Default Date: 11/09/2023
 STACY M. BUTTERFIELD
 Polk County Clerk of Court
 (SEAL) By: /s/ Asuncion Nieves
 Deputy Clerk
 Brian C. Chase, Esq.,
 Plaintiff's attorney
 3902 N. Marguerite Street,
 Tampa, Florida 33603
 Oct. 27; Nov. 3, 2023 23-01511K

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.
2023-CA-004438-000000
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, vs.
JENNIFER LEANN GREEN; GLENDA WALKER; 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 October 13, 2023, and entered in Case No. 2023-CA-004438-000000 of the Circuit Court in and for Polk County, Florida,

wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and JENNIFER LEANN GREEN; GLENDA WALKER; 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, 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 27, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:
 COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE NW 1/4, 437.32 FEET TO THE POINT OF BE-

FIRST INSERTION

GINNING, THENCE NORTH 01°29'32" WEST, 222.00 FEET; THENCE NORTH 33°59'04" WEST, 283.00 FEET; THENCE NORTH 89°59'04" WEST, 155.00 FEET; THENCE SOUTH 00°00'56" WEST, 122.00 FEET; THENCE NORTH 89°59'04" WEST, 101.00 FEET; THENCE SOUTH 05°17'26" WEST, 334.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE NW 1/4; THENCE EAST ALONG THE SAID SOUTH BOUNDARY, 450.75 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY FOR HINSON AVENUE.
 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.
 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 October 19, 2023.
 By: /s/ Ian Dolan
 Ian C. Dolan
 Florida Bar No.: 757071
 Roy Diaz, Attorney of Record
 Florida Bar No. 767700
 Diaz Anselmo & Associates, P.A.
 Attorneys for Plaintiff
 499 NW 70th Ave., Suite 309
 Fort Lauderdale, FL 33317
 Telephone: (954) 564-0071
 Facsimile: (954) 564-9252
 Service E-mail: answers@dallegal.com
 1496-192395 / BJB
 Oct. 27; Nov. 3, 2023 23-01508K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2023CA005404000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-8, ASSET-BACKED CERTIFICATES, SERIES 2006-8,
PLAINTIFF, VS.
CHERYL LYNN REESE A/K/A CHERYL L. REESE, ET AL. DEFENDANT(S).
 To: Unknown Tenant #1
 RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS:

126 Marjorie Avenue, Auburndale, FL 33823
 To: Unknown Tenant #2
 RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS:
 126 Marjorie Avenue, Auburndale, FL 33823
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:
 Lot 13, Block A, Caldwell Estates, according to the plat thereof, as recorded in Plat Book 37, page 28, 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 this action, on Tromberg, Morris & Poulin, PLLC,

attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 11/27/23 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Date: 10/19/2023
 Stacy M. Butterfield
 Clerk of the Circuit Court
 (SEAL) By: /s/ Lori Armijo
 Deputy Clerk of the Court
 Tromberg, Morris & Poulin, PLLC,
 attorneys for Plaintiff,
 1515 South Federal Highway,
 Suite 100,
 Boca Raton, FL 33432
 Our Case #: 19-001180/2023CA00540
 400000/SPS
 Oct. 27; Nov. 3, 2023 23-01521K

SUBSEQUENT INSERTIONS

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. 2022CA002073000000
Land Home Financial Services, Inc., Plaintiff, vs.
John Colston Thomas, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant 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 RESORT 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 notification 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
 FLCourtDoes@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 22-F00300
 October 20, 27, 2023 23-01484K

SECOND INSERTION

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 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 WITHIN 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:
 /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.com
 October 20, 27, 2023 23-01499K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. : 2022CA002280000000
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, GRANTEEES, 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 ADDITION, 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

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. 2022CA003430000000
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
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, GRANTEEES, OR OTHER CLAIMANTS
 ADDRESS: UNKNOWN
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 330, HIGHLAND MEADOWS 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 your 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 RAYMER LEIBERT
 PIERCE, LLC
 225 East Robinson Street, Suite 155,
 Orlando, FL 32801
 Phone: (407) 674-1850
 Email: AccountsPayable@mccalla.com
 23-0818FLL
 October 20, 27, 2023 23-01472K

SECOND 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,
Plaintiff, vs.
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, to wit:

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-0024910000XX
IN RE: ESTATE OF
MARIA M DIAZ,
Deceased.

The administration of the estate of MARIA 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE 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:
STACEY HERNANDEZ,

Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 20, 27, 2023 23-01478K

SECOND 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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:
/s/ Louann Curry
Louann Curry
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

SECOND 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 below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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:
Devon E. Murphy
25 Jimmy Lee Road
Winter Haven, Florida 33880
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
October 20, 27, 2023 23-01469K

SECOND 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 below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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
616 Ponderosa Drive East
Lakeland, Florida 33810
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
October 20, 27, 2023 23-01496K

SECOND 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 below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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:
Gary B. Runnels
6327 Oak Square East
Lakeland, Florida 33813
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
October 20, 27, 2023 23-01491K

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

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, 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 Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GERALD 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:

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 COUNTY, FLORIDA.

Property Address: 1530 RITTER ROAD, LAKE LAND, 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.
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: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-014736 - RyC
October 20, 27, 2023 23-01494K

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.,
Plaintiff,
vs.

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 COUNTY, 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.realforeclose.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 WILIAMSON DR, DAVENPORT, FL

SECOND INSERTION

33897
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.
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: fmail@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 23-01495K

SECOND INSERTION

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
The administration of the estate of JACQUELINE GRACE McGAHEE, deceased, whose date of death was August 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 representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is the 20th day of OCTOBER, 2023.

Signed on this 17th day of October, 2023.
Personal Representative:
Peggy Ann Earwood
24198 Westminster Ct.
Brooksville, FL 34601
Attorney for Personal Representative:
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
October 20, 27, 2023 23-01492K

SECOND INSERTION

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. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Noel Ramirez
1528 Swan Lake
Dundee, Florida 33838
Attorney for Personal Representative:
/s/ Jeanette Mora
Jeanette Mora
Florida Bar No: 296735
Beth K. Roland
Florida Bar Number: 103674
Family First Firm
1901 W. Colonial Drive
Orlando, Florida 32804
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: jeanette.mora@fff.law
Secondary E-Mail:
probate@familyfirstfirm.com
October 20, 27, 2023 23-01500K

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/2006-V12

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- We offer an online payment portal for easy credit card payment
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Call 941-906-9386
or email legal@businessobserverfl.com

Business Observer

SECOND 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 F.S. 715.109: A 2008 JYDE travel trailer bearing Vehicle Identification Number 1UJCJ02R781S20376 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 23-01497K

THIRD INSERTION

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

CASE NO. 23-CA-005934
PARTRIDGE DRIVE LAND TRUST # 521, dated August 14, 2023 Plaintiff, -vs-
JENNIFER M. HELGEMOE 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., ATTORNEY FOR THE PLAINTIFF, whose address is 502 North Armenia Avenue, Tampa, Florida 33609 on or before 11/10/2023 and file the original with

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

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

Ivan Lenoir, Esq,
Attorney for the plaintiff
502 North Armenia Avenue,
Tampa, Florida 33609
Oct. 13, 20, 27; Nov. 3, 2023
23-01437K

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. 2023CA004721000000
PENNYMAC LOAN SERVICES, LLC, 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 PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS

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 your 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: AccountsPayable@mccalla.com
23-06105FL
October 20, 27, 2023 23-01468K

SECOND INSERTION

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

CIVIL DIVISION
Case #: 2023CC003991000000
Trust Bank, successor by merger to SunTrust Bank Plaintiff, -vs.-

John E. Alligood, as Petitioner of the 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, through, under and against the 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

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

LOT 317, CITRUS WOODS ESTATES, UNIT NUMBER FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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#: FLFL2A925792020 AND VIN#: FLFL2B925792020.
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 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 10th day of October, 2023.

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

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,
Plaintiff,
vs.
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 FARRELLY, 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

SECOND INSERTION

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, Bar-

tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DANIEL A. FOX, P.A.
/s/ Daniel A. Fox
Daniel A. Fox, Esquire
Florida Bar No.: 094648
Post Office Box 7584
Winter Haven, FL 33883-7584
P: 863-268-9579
Primary Service Email:
eservice@danfoxlaw.com
Attorney for Plaintiff
October 20, 27, 2023 23-01498K

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

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF BETTY 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, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, 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 ESTATES UNIT NUMBER SIX, AS SHOWN BY MAP OR PLAT THEREOF RECORDED, IN PLAT BOOK 83, PAGE 35 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2451 MARY JEWETT CIRCLE, WINTER HAVEN, 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, Bar-

tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice 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: fmail@raslg.com
21-012210 - GrS
October 20, 27, 2023 23-01493K

SECOND INSERTION

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, BENEFICIARIES, LEGATEES, DEVISEES, 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

01 MINUTES 15 SECONDS EAST 90.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS WEST, 110.0 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 24, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.
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 Ghidottij 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.

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, 2023.

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

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

THIRD 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 bidder:

LOT 70, VIENNA SQUARE PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE(S) 36, PUBLIC 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

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

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

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

Business
Observer
10/20/23

SECOND INSERTION

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

CIVIL DIVISION
Case No. **2021CA003316**
Division 15
**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, Florida described as:

CONDOMINIUM UNIT 104,
BUILDING 4295, SUNSET
LAKES, CONDOMINIUM,
TOGETHER WITH AN UN-
DIVIDED INTEREST IN THE
COMMON ELEMENTS, AC-
CORDING TO THE DECLAR-
ATION OF CONDOMINIUM

THEREOF RECORDED IN
OFFICIAL RECORD BOOK
6846, PAGE 101, AS AMENDED
FROM TIME TO TIME, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

and commonly known as: 4295 SUM-
MER LANDING DR APT 104, LAKE-
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 high-
est 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
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

SECOND 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
Claimants.**

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., Plain-
tiff and Abner Carlos Torres a/k/a Ab-
ner C. Torres a/k/a Abner Torres are
defendant(s), I, Clerk of Court, Stacy
M. Butterfield, will sell to the high-
est and best bidder for cash at www.

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 INTER-
EST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM 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 Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately 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 FCO1 WNI
October 20, 27, 2023 23-01489K

SECOND 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,
DEWISEES, 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. Hiawassee
Rd., Apt. 7, Orlando, FL 32835)

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

LOT 5, BLOCK 714, POIN-
CIANA, NEIGHBORHOOD
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

has been filed against you and you
are required to serve a copy of your written
defenses, if any, to it, on Ghidottji Ber-
ger LLP, Attorney for Plaintiff, whose ad-
dress is 1031 North Miami Beach Boul-
levard, 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 Busi-
ness Observer and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or im-
mediately 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 Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately 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.

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

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. **53-2022-CA-002622**
**SPECIALIZED LOAN SERVICING
LLC,**

**Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEWISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JOHN R.
GRIFFITH, DECEASED, et. al.
Defendant(s).**

TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEWISEES, GRANT-
EES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTER-
EST IN THE ESTATE OF JOHN
R. GRIFFITH, DECEASED,
whose residence is unknown if he/she/
they is living; and if he/she/they be
dead, the unknown defendants who
may be spouses, heirs, devisees, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, who are not known to be dead or
alive, and all parties hearing 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 writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Ave., Suite 100, Boca Raton, Flor-
ida 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 im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE PUBLISHED
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 Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately 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.

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 23-01481K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
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 Re-
cords 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

close.com,

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.

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

/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
October 20, 27, 2023 23-01487K

SECOND 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 #: **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, 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, grantees, assignees, credit-
ors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants 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 situated in
Polk County, Florida, more particu-
larly described as follows:

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 Ra-
ton, FL 33431, within thirty (30) days
after the first publication of this notice
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled 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 day of OCT 09, 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
23-328853 FCO1 W50
October 20, 27, 2023 23-01474K

SECOND 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, includ-
ing any unknown spouse of the said
Defendants, if either has remarried
and if either or both of said Defen-
dants are dead, their respective
unknown heirs, devisees, grantees,
assignees, creditors, lienors, and trust-
ees, 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 un-
known 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 situated in
Polk County, Florida, more particu-
larly described as follows:

LOTS 12 AND 13, BLOCK 63,
MAP OF DAVENPORT, AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 3, PAGE 58, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA
more commonly known as 206
East Maple Street, Davenport,
FL 33837-4194.

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

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
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
23-327292 FCO1 WNI
October 20, 27, 2023 23-01466K

SECOND 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 Stanwick
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, 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, grantees, assignees, credit-
ors, 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 aforemen-
tioned unknown Defendants and such
of the aforementioned unknown Defen-
dants 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 situated in
Polk County, Florida, more particu-
larly described as follows:

LOT 56 OF LAKE PIERCE
RANCHETTES, ACCORD-
ING 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
THERE TO, 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 Ra-
ton, FL 33431, within thirty (30) days
after the first publication of this notice
and file the original with the clerk of
this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.

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