

POLK COUNTY LEGAL NOTICES

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. 2022CA001131000000
Mortgage Lenders Investment Trading Corporation d/b/a RP Funding formerly known as R P Funding, Inc., Plaintiff, vs. Matthew Reiter, Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001131000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Mortgage Lenders Investment Trading Corporation d/b/a RP Funding formerly known as R P Funding, Inc. is the Plaintiff and Matthew Reiter 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 5th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 25 EAST, RUN NORTH 0°25'30" EAST ALONG THE WEST BOUNDARY THEREOF FOR 543.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0°25'30" EAST 358.15 FEET; THENCE SOUTH 85°44'00" EAST 793.0 FEET; THENCE SOUTH 0°25'30"

WEST 305.15 FEET; THENCE WESTERLY 791.23 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS BEING PART OF LOTS 102 AND 103 OF AUBURN-DALE LAKESIDE PARK AS RECORDED IN PLAT BOOK 3, PAGE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR STATE ROAD S-655 ON THE WEST SIDE.

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 27th day of November, 2023.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 22-F00258
December 1, 8, 2023 23-01692K

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0020

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the following real property located in POLK County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 1/16/2024, the undersigned Trustee shall proceed with the sale of the Property as provided in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location

thereof; (2) Record the notice of sale in the Public Records of POLK County, Florida; and (3) Publish a copy of the notice of sale two (2) times, once each week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E. Pine Street, Suite 500, Orlando, FL 32801.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent
R RAYMOND TRUDIGER & RONNI HUBBARD & TREVOR HUBBARD 33 Leonard Dr East Northport, NY 11731, 1, 1, 101, 34, WHOLE, Floating,

12756/1075, 2019-2023; DELBERT L. EAST 1357 43rd Ave Unit 40 Greeley, CO 80634, 1, 6, 106, 2, WHOLE, Floating, 12756/1075, 2019-2023; THORA A JENKINS 1916 WALTMAN RD EDGWOOD, MD 21040, 2, 5 & 5, 105 & 105, 10 & 11, WHOLE & WHOLE, All Season-Floater Week/Floater Unit, 12756/1075, 2019-2023; BERNARD J JENKINS 1048 E 39th St Brooklyn, NY 11210, 2, 5 & 5, 105 & 105, 10 & 11, WHOLE & WHOLE, All Season-Floater Week/Floater Unit, 12756/1075, 2019-2023; SHIRLEY J COLE 6550 Shoreline Dr Apt 7501 Saint Petersburg, FL 33708, 1, 7, 107, 34, WHOLE, Floating, 12756/1075, 2019-2023; KAREN S DILLON REYNOLDS 3483 BRIARCLIFF ACRES DR LINCOLNTON, NC 28092, 1, 7, 107, 34, WHOLE, Floating, 12756/1075, 2019-2023; LUSINDA L RECOR 1942 Japonica Rd Winter Park, FL 32792, 1, 11, 111, 16, WHOLE, Value Season-Floater Week/Floater Unit, 12756/1075, 2019-2023; GEORGE S MARTIN 117 S Hampton Dr Jupiter, FL 33458, 1/2, 14, 114, 13, EVEN, Floating, 12756/1075, 2020 & 2022; SHERYL A GLOAD & RICHARD F GLOAD 16235 76th St N Loxahatchee, FL 33470, 1, 16, 116, 8, WHOLE, All Season-Floater Week/Floater Unit, 12756/1075, 2019-2023; December 1, 8, 2023 23-01698K

FIRST INSERTION

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

File No. 2023-CP-004085
IN RE: ESTATE OF
BRENDA GAIL SOLOMON
Deceased.

The administration of the estate of Brenda Gail Solomon, deceased, whose date of death was August 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 December 1, 2023.

Personal Representative:
/s/ Amber Rene Solomon
(Oct 24, 2023 11:31 EDT)

Amber Rene Solomon
660 Swinton Ct
Mount Pleasant, South Carolina 29464
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
December 1, 8, 2023 23-01705K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE September 7, 2023

Jerry E. Aron, P.A. has been appointed as Trustee by Silverleaf Resorts, LLC for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6507553 -- KAREN SHIFFLETT ALLEN and GEORGE COLEMAN ALLEN, ("Owner(s)"), 19 HERITAGE WOODS PL, ALLEN, TX 75002, Week 14 in Unit No. 0416 / Unit Type: AMBASSADOR / Building N/A / Fractional

Interest 1.923% / Principal Balance: \$30,978.44 / Mtg Doc #2017241899

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
December 1, 8, 2023 23-01697K

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

532019CA003757000000
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

LORI WELLS A/K/A LORI HEADLEY A/K/A LORI WOMBLE HEADLEY N/K/A LORI WOMBLE WELLS; STACY HEADLEY A/K/A STACEY HEADLEY A/K/A STACY EDWARD HEADLEY A/K/A STACY EDWARD HEADLEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 17, 2023 and an Order Resetting Sale dated November 13, 2023 and entered in Case No. 532019CA003757000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

FIRST INSERTION

SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and LORI WELLS A/K/A LORI HEADLEY A/K/A LORI WOMBLE HEADLEY N/K/A LORI WOMBLE WELLS; STACY HEADLEY A/K/A STACEY HEADLEY A/K/A STACY EDWARD HEADLEY A/K/A STACY EDWARD HEADLEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, 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 December 19, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

THE EAST 291.6 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 28 SOUTH, RANGE 24 EAST, LESS THE NORTH 149.4 FEET THEREOF, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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 November 27, 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
1446-174188 / TM1
December 1, 8, 2023 23-01699K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case No.: 23CP-003767
IN RE:
CURTISS ROBERT WAITE,
Deceased.

The administration of the estate of CURTISS ROBERT WAITE, deceased, whose date of death was August 9, 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: December 1, 2023

Personal Representative
CANDY KAY WAITE
1652 Turtle Rock Drive
Lakeland, FL 33803

Attorney for Personal Representative
JULIE LANDRIGAN BALL,
ESQUIRE
Florida Bar No.: 0768731
Post Office Box 3604
Lakeland, Florida 33802-3604
Telephone: 863-688-5200
Facsimile: 863-686-0777
Primary Email:
service@hardinpalaw.com
December 1, 8, 2023 23-01695K

NOTICE OF DEFAULT AND INTENT TO FORECLOSE August 24, 2023

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Cov-

FIRST INSERTION

enants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6805511 -- THOMAS LEWIS COHOON and K LOUISE COHOON, ("Owner(s)"), 902 PARK ST, GEORGETOWN, IL 61846, Week 52 in Unit No. 0030 / Unit Type: PRESIDENT / Fractional Interest 1.923% / Principal Balance: \$39,561.05 / Mtg Doc #2021076085

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

Failure to cure the default set forth herein or take other appropriate ac-

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
December 1, 8, 2023 23-01696K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HAIR CARE STUDIO : Located at 4019 US Highway 98 N : Polk County in the City of Lakeland : Florida, 33809-3815 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this November day of 28, 2023
GONZALEZ AMY JANETTE
December 1, 2023 23-01700K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Landlord gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106 & 715.109 by Sarah Ann Duranza for the following vehicles on 12/15/2023 at 8:30AM at 2908 Silver Spur Loop, Lake Wales, FL 33898. Said Landlord reserves the right to accept or reject any and all bids.

2001 DODG
VIN#1B7HC13Z71J582295
2004 FORD
VIN# 1FTNW20S54EA699866
December 1, 8, 2023 23-01685K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of THE MODERN BARBER : Located at 4019 US Highway 98 N Ste 106 : Polk County in the City of Lakeland : Florida, 33809-3815 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this November day of 28, 2023
THIBODEAU CATHERINE LOUISE
December 1, 2023 23-01701K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR POLK
COUNTY
CIVIL DIVISION
Case No. 2022CA001116
Division 08

**RUSHMORE LOAN
MANAGEMENT SERVICES LLC
Plaintiff, vs.
LAKESHORE CLUB OF POLK
COUNTY HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, AND TRUSTEES OF
MARIA C. PLAUD FIGUEROA,
DECEASED; MARIA RODRIGUEZ
PLAUD, AS KNOWN HEIR OF
MARIA C. PLAUD FIGUEROA,
DECEASED; MARIELISA
RODRIGUEZ LOPEZ, AS KNOWN
HEIR OF MARIA C. PLAUD
FIGUEROA, DECEASED, et al.
Defendants.**

TO: UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, AND TRUSTEES OF
MARIA C. PLAUD FIGUEROA, DE-
CEASED

CURRENT RESIDENCE UNKNOWN
MARIELISA RODRIGUEZ LOPEZ,
AS KNOWN HEIR OF MARIA C.
PLAUD FIGUEROA, DECEASED
LAST KNOWN ADDRESS
1456 CALLE MANUEL OCASIO
SAN JUAN, PR 00921
405 AVE. ESERALDA STE 2
GUAYNABO, PR 00969-4466
833 CARR KM 11.9 BO SANTA ROSA
GUAYNABO, PR 00965
UNKNOWN SPOUSE OF MARIELISA
RODRIGUEZ LOPEZ
LAST KNOWN ADDRESS
1456 CALLE MANUEL OCASIO
SAN JUAN, PR 00921

405 AVE. ESERALDA STE 2
GUAYNABO, PR 00969-4466
833 CARR KM 11.9 BO SANTA ROSA
GUAYNABO, PR 00965
MARIA RODRIGUEZ PLAUD, AS
KNOWN HEIR OF MARIA C. PLAUD
FIGUEROA, DECEASED
LAST KNOWN ADDRESS
1456 CALLE MANUEL OCASIO
SAN JUAN, PR 00921
2305 CALLE LAUREL, APT 514
SAN JUAN, PR 00913-4607
UNKNOWN SPOUSE OF MARIA RO-
DRIGUEZ PLAUD
LAST KNOWN ADDRESS

1456 CALLE MANUEL OCASIO
SAN JUAN, PR 00921
2305 CALLE LAUREL, APT 514
SAN JUAN, PR 00913-4607
You are notified that an action to
foreclose a mortgage on the following
property in Polk County, Florida:
LOT 322, OF LAKESHORE
CLUB, ACCORDING TO THE
PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 111,
AT PAGE 16, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

commonly known as 3005 CLUB
CIRCLE, LAKESHORE, FL 33854
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on Jennifer
M. Scott of Kass Shuler, P.A., plain-
tiff's attorney, whose address is P.O.
Box 800, Tampa, Florida 33601, (813)
229-0900, on or before 12/27/2023,
(or 30 days from the first date of
publication, whichever is later) and
file the original with the Clerk of this
Court either before service on the
Plaintiff's attorney or immediately
thereafter; otherwise, a default will be
entered against you for the relief de-
manded in the Complaint.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, 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.

Dated: November 20, 2023.

Stacy M. Butterfield
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(SEAL) By: /s/ Kenleigh Mathis
Deputy Clerk

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
F298100/2116867/and
December 1, 8, 2023 23-01687K

FIRST INSERTION

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

**532023CA005973000000
TRACY GERALDINE DELANO
THOMAS F/K/A TRACY G. DEAN,
Plaintiff, vs.
ALEJO TRONCO DIAZ,
Defendant.**
TO: ALEJO TRONCO DIAZ;
Whose last known residence(s) is/are:
211 144th Ave., Apt. 5, Madeira Beach,
FL 33708

YOU ARE HEREBY required to file
your answer or written defenses, if any,
in the above proceeding with the Clerk
of this Court, and to serve a copy there-
of upon Plaintiff's attorney, Corey W.
Szalai, Corey Szalai Law, PLLC, 10333
Seminole Blvd., Unit 2, Seminole, FL
33778, telephone (727) 300-1029, or
email to corey@cslawpllc.com, within
thirty (30) days of the first publication
of this Notice or by 12/08/2023, the na-
ture of this proceeding being a suit for
Partition of Real Property.

If you fail to file your response or
answer, if any, in the above proceed-
ing with the Clerk of this Court, and to
serve a copy thereof upon the Plaintiff's
attorney, Corey W. Szalai, Corey Szalai
Law, PLLC, 10333 Seminole Blvd., Unit

2, Seminole, FL 33778, telephone (727)
300-1029, or email to corey@cslawpllc.
com, within thirty (30) days of the first
publication of this Notice, a default will
be entered against you for the relief de-
manded in the Complaint or petition.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, 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.

DATED at Polk County this 1st day of
November, 2023.

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

Corey W. Szalai,
Corey Szalai Law, PLLC,
10333 Seminole Blvd., Unit 2,
Seminole, FL 33778,
telephone (727) 300-1029,
email: corey@cslawpllc.com
December 1, 8, 15, 22, 2023
23-01702K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CC005341000000

**ALLY BANK,
Plaintiff, vs.
JOHN C. DOMOND; et al.,
Defendant(s).**

TO: John C. Domond
Last Known Residence: 1156 Old South
Drive Lakeland, FL 33811

YOU ARE NOTIFIED that an ac-
tion for Replevin of personal property
and breach of contract damages on the
following personal property in Polk
County, Florida:

2018 Alfa Romeo Giulia, VIN
ZARFAEDN9J7564805
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 Del-
ray Beach, FL 33484, on or before 12-
29-2023, 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 de-
manded 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 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 on NOV 22 2023.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1693-051B
Ref# 6069
December 1, 8, 15, 22, 2023
23-01690K

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.

532023CA000387000000

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.
CHAD PALMER A/K/A CHAD
M. PALMER; LOANPAL, LLC;
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 pur-
suant to a Summary Final Judg-
ment of Foreclosure dated October
31, 2023 and entered in Case No.
532023CA000387000000 of the
Circuit Court in and for Polk County,
Florida, wherein NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE SER-
VICING is the Plaintiff and CHAD
PALMER A/K/A CHAD M. PALMER;
LOANPAL, LLC; UNKNOWN TEN-
ANT 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 CLAIM-
ING TO HAVE ANY RIGHT, TITLE
OR INTEREST IN THE PROPERTY
HEREIN DESCRIBED, are Defend-
ants, 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 January 9, 2024, the
following described property as set
forth in said Order or Final Judgment,
to-wit:

LOT 1, AND THE NORTH 20
FEET OF LOT 4, BLOCK A,
VINE PARK ADDITION TO

FIRST INSERTION

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

**CASE NO.: 2022-CA-001242
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
HEATHER S. WHITWORTH, et al.,
Defendants.**

NOTICE is hereby given that Stacy
M. Butterfield, Clerk of the Circuit
Court of Polk County, Florida, will on
January 18, 2024, at 10:00 a.m. ET,
via the online auction site at www.polk.
realforeclose.com in accordance with
Chapter 45, F.S., offer for sale and sell to
the highest and best bidder for cash, the
following described property situated in
Polk County, Florida, to wit:

Tract 3 of the unrecorded plat of
Trails of Lake Daisy more par-
ticularly described as: That part of
Sections 25 and 36, Township 28
South, Range 26 East, Polk Coun-
ty, Florida, being more particularly
described as follows: Commence
at the Southeast corner of said
Section 25 for a point of refer-
ence; thence run South 89°42'28"
West, a distance of 30.00 feet to
the Westerly right of way line of
Lake Daisy Road; thence run
North 00°18'21" West along the
said Westerly right of way line a
distance of 133.40 feet to the Point
of Beginning; from the said Point
of Beginning run South 89°41'39"
West, a distance of 195.00 feet;
thence run South 60°41'01" West
a distance of 430.40 feet to an
intersection with the beginning
of a curve concave Southwesterly
with a central angle of 26°20'48"
and a radius of 240.16 feet; thence
run Northwesterly along the arc of
the said curve, an arc distance of
110.43 feet for a chord-bearing of
North 21°05'21" West and a chord
distance of 109.46 feet to the end
of the said curve and the beginning
of a second curve concave South-
westerly, with a central angle of
04°26'05" and a radius of 1162.83
feet; thence run Northwesterly
along the arc of the said curve,
an arc distance of 90.00 feet for a

FORT MEADE, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 2, PAGE 102,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA, TO-
GETHER WITH THE EAST 1/2
OF CLOSED ALLEY LYING ON
THE WEST THEREOF.

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

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 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 November 28, 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
1496-190570 / TM1
December 1, 8, 2023 23-01704K

FIRST INSERTION

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

Case No. 2023-CA-005403

**FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE SEASONED CREDIT RISK
TRANSFER TRUST, SERIES 2018-2
Plaintiff vs.
ALTON JAMES; MT. OLIVE
SHORES LOT OWNERS'
ASSOCIATION OF POLK COUNTY,
INC.; ET AL
Defendants**

TO: THE ESTATE OF MARY
SCHEUERMAN A/K/A MARY C.
SCHEUERMAN A/K/A MARY EL-
EANOR SCHEUERMAN (Deceased)
and All unknown parties claiming by,
through, under and against the above
named Defendant who are unknown to
be dead or alive whether said unknown
are persons, heirs, devisees, grantees, or
other claimants
Property address:

4957 Shore LineDr.
Polk City, FL 33868

YOU ARE NOTIFIED that an action
to foreclose a mortgage has filed against
you in Polk County, Florida regarding
the subject property with a legal de-
scription, to-wit:

LOT 34, AND 1/45 UNDI-
VIDED INTEREST IN ALL
COMMON AREAS MT. OLIVE
SHORES PHASE 2, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED IN
PLAT BOOK 87, PAGE 26, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
Together with manufactured
home to wit:

Year: 1991
Make/Model: Fubuar Homes

FIRST INSERTION

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

CASE NO.: 2022-CA-002225

**FLAGSTAR BANK, N.A.,
Plaintiff, v.
UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF JOSEPH NORMAN
PIERCE, II, et al.,
Defendants.**

NOTICE is hereby given that Stacy
M. Butterfield, Clerk of the Circuit
Court of Polk County, Florida, will on
December 21, 2023, at 10:00 a.m. ET,
via the online auction site at www.polk.
realforeclose.com in accordance with
Chapter 45, F.S., offer for sale and sell to
the highest and best bidder for cash, the
following described property situated in
Polk County, Florida, to wit:

Lot 21, SOLIVITA PHASE 7F, ac-
cording to the map or plat thereof
as recorded in Plat Book 161, Page
7-10, Public Records of Polk Coun-
ty, Florida.
Property Address: 145 Palazzo
Lane, Poinciana, FL 34759

pursuant to the Final Judgment of
Foreclosure entered in a case pending
in said Court, the style and case number
of which is set forth above.

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

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

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.

SUBMITTED on this 21st day of No-
vember, 2023.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
December 1, 8, 2023 23-01683K

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
TSR Sales located at 916 Walt Williams
Rd. in the City of Lakeland, Polk County,
FL 33809 intends to register the said
name with the Division of Corporations
of the Department of State, Tallahassee,
Florida.

Dated this 22nd day of November,
2023.

Tom Rutherford
December 1, 2023 23-01689K

Prestige/1
VIN: FH361152692A &
FH361152692B

you are required to serve a copy of your
written defenses, if any, to it on Gary
Gassel, Esquire, of Law Office of Gary
Gassel, P.A. the plaintiff's attorney,
whose address is 2191 Ringling Boul-
levard, Sarasota, Florida 34237 and
the Primary email address for elec-
tronic service of all pleadings in this
case under Rule 2.516 is as follows:
Pleadings@Gassellaw.com, within
30 days from the first date of publica-
tion on or before 12/20/2023, and file
the original with the clerk of this court
at 255 N. Broadway Ave., Bartow, FL
33830 either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the Complaint.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, 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.

Dated on 11/13/2023

Stacy M. Butterfield, CPA
CLERK OF THE COURT
By: /s/ Kenleigh Mathis
As Deputy Clerk

Gary Gassel, Esquire,
Law Office of Gary Gassel, P.A.
2191 Ringling Blvd
Sarasota, FL 34237
Pleadings@Gassellaw.com
Attorney for Plaintiff
December 1, 8, 2023 23-01688K

FIRST INSERTION

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

**2023CA005868000000
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
MADELINE DELGADO AND
OSVALDO RIVERA HERNANDEZ,
et al.,
Defendants.**

TO: MADELINE DELGADO
109 LAKE TRACY CT, HAINES CITY,
FL 33844
OSVALDO RIVERA HERNANDEZ
109 LAKE TRACY CT, HAINES CITY,
FL 33844

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

LOT 23, LAKE TRACY ES-
TATES, ACCORDING TO THE
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 155, PAGES
28 THROUGH 31, 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 De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, COR-
AL SPRINGS, FL 33310 on or before
12/25/2023, a date at least thirty (30)
days after the first publication of this
Notice in the (Please publish in THE
BUSINESS OBSERVER) and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, 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 this 17th day of November,
2023.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-01646
December 1, 8, 2023 23-01691K

FIRST INSERTION

Notice is hereby given that TIKI F&B
LLC, OWNER, desiring to engage in
business under the fictitious name of
VINEYARDS BAR & GRILLE located at
15707 STARLITE ST, CLERMONT,
FLORIDA 34714 intends to register
the said name in POLK county with the
Division of Corporations, Florida De-
partment of State, pursuant to section
865.09 of the Florida Statutes.

December 1, 2023 23-01694K

PUBLISH YOUR LEGAL NOTICE

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
COVER 2023

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. 532022CA004109000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE MAROON PLAINS TRUST, Plaintiff, vs. ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; 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 November 15, 2023, and entered in Case No. 532022CA004109000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY

AS TRUSTEE FOR THE MAROON PLAINS TRUST is Plaintiff and ANNIE B. CAMPBELL A/K/A ANNIE CAMPBELL; KHARON CAMPBELL CHAPPER; MICROF; UNKNOWN SPOUSE OF KHARON CAMPBELL CHAPPER; 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 December 29, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 24, ANNIE O. MADDOX SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PACE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN

ITS 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 November 21, 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
1460-187682 / TM1
December 1, 8, 2023 23-01693K

FIRST INSERTION

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

CASE NO. 2019CA003766000000 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff, vs. UNKNOWN TENANT IN POSSESSION 1, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 17, 2020 in Civil Case No. 2019CA003766000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER is Plaintiff and FULGENCIO GAURIONEX LATIMER

A/K/A FULGENCIO G. LATIMER A/K/A FULGENCIO LATIMER, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of December, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 13, Block G, Waverly Manor Unit 1, according to the plat thereof as recorded in Plat Book 25, Page 5, 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 or-

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-06720FL
December 1, 8, 2023 23-01707K

The Public Notice laws are changing, but working with us is not.

When the new laws* go into effect Jan. 1, 2022, the Business Observer will still be in compliance. Which means doing business with us will still be simple, fast, affordable and accurate.

The Business Observer offers:

- Electronic invoicing and E-filing capabilities
- Professional staff to quickly assist you
- Low competitive flat rates
- Qualified legal status
- All print notices published by the Business Observer are automatically placed on BusinessObserverFL.com and FloridaPublicNotices.com at no additional cost

To publish your legal notices, call Kristen: **941-906-9386, ext. 323**
Email: kboothroyd@BusinessObserverFL.com



*Florida House Bill 35

OFFICIAL COURTHOUSE WEBSITES

1:23 📶 🔋

< Notes 🔍 📌 Done

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com



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. 2023CA005242000000
PLANET HOME LENDING, LLC,
Plaintiff, vs.
CATHARINE LOUISE WEAVER,
et al.,
Defendant.**

To: CATHARINE LOUISE WEAVER
4713 MYRTLE VIEW DRIVE S, MUL-
BERRY, FL 33860
UNKNOWN SPOUSE OF CATHA-
RINE LOUISE WEAVER
4713 MYRTLE VIEW DRIVE S, MUL-
BERRY, FL 33860

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 57, OAK HAMMOCK
ESTATES PHASE ONE, AC-
CORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 94,
PAGE 8, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA,
TOGETHER WITH MOBILE
HOME VIN 54630404EA,
TITLE NO. 60417189 AND
54630404EB, TITLE NO.
60417190.

has been filed against you and you are
required to serve 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 12/25/2023
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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately 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 seal of said-
Court on the 16th day of November,
2023.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Kenleigh Mathis
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
23-06518FL
December 1, 8, 2023 23-01682K

FIRST INSERTION

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

**CASE NO. 53-2022-CA-003252
WELLS FARGO BANK, N.A.
SUCCESSOR BY MERGER
TO WELLS FARGO BANK
MINNESOTA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
FIRST FRANKLIN MORTGAGE
LOAN TRUST 2003-FFH1 ASSET
BACKED CERTIFICATES, SERIES
2003-FFH1,
Plaintiff, vs.**

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
INT THE ESTATE OF GARY W.
HAMRICK, DECEASED, et al.
Defendant(s).**

TO: SARAH ELIZABETH HAMRICK,
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being fore-
closed herein.

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

LOT 10, BLOCK 2, HIGHWAY
ADDITION, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 5, PAGE 1 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 Avenue, Suite 100, Boca Raton,
Florida 33487 on or before /30 days
from Date of First Publication of this
Notice) and file the original with the
clerk of this court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint or petition
filed herein.

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

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

WITNESS my hand and the seal of
this Court at County, Florida, this
22 day of November, 2023.

Default Date: 12/29/2023
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Asuncion Nieves
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
22-060155
December 1, 8, 2023 23-01686K

FIRST INSERTION

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

**CASE NO.:
2022CA002548000000
FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
MIGUEL DELEON, CHRISTINE
DELEON ET AL.,
DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant
to order on Motion to Cancel and
Reschedule the December 19, 2023
Foreclosure Sale dated the 1st day of
November, 2023, and entered in Case
No. 2022CA002548000000, of the
Circuit Court of the Tenth Judicial Cir-
cuit in and for Polk County, Florida,
wherein Freedom Mortgage Corpora-
tion is the Plaintiff and CHRISTINE
DELEON; MIGUEL DELEON; ASSO-
CIATION OF POINCIANA VILLAG-
ES, INC.; and UNKNOWN TENANTS
IN POSSESSION OF THE SUBJECT
PROPERTY are defendants. Stacy
M. Butterfield as the Clerk of the Cir-
cuit Court shall sell to the highest and
best bidder for cash electronically at
www.polk.realforeclose.com at 10:00
A.M. on the 29th day of December
2023, the following described property
as set forth in said Final Judgment, to
wit:

LOT 19, BLOCK 128, POIN-
CIANA NEIGHBORHOOD
3, VILLAGE 3, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
52, PAGES 19 THROUGH 31,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-
ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.

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

Dated this 22nd day of November
2023.

By: Christine Hall, Esq.
Bar No. 103732
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-0988
December 1, 8, 2023 23-01684K

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.
2023CA004086000000

**LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff,
vs.**

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

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated August 09, 2023, and entered in
2023CA004086000000 of the Circuit
Court of the TENTH Judicial Circuit in
and for Polk County, Florida, wherein

LAKEVIEW LOAN SERVICING, LLC
is the Plaintiff and TROY D. GOD-
SHALL A/K/A TROY GODSHALL;
THE UNITED STATES OF AMERI-
CA ACTING ON BEHALF OF THE
SECRETARY OF HOUSING AND
URBAN DEVELOPMENT are the
Defendant(s). Stacy M. Butterfield as
the Clerk of the Circuit Court will sell to
the highest and best bidder for cash at
www.polk.realforeclose.com, at 10:00
AM, on December 12, 2023, the follow-
ing described property as set forth in
said Final Judgment, to wit:

LOT 7, CHERRY HILL, AC-
CORDING 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 accor-
dance with Florida Statutes, Section
45.031.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately 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.
Dated this 20 day of November,
2023.

By: \S\ Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
22-065473 - NaC
Nov. 24; Dec. 1, 2023 23-01670K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.:
2023CA000074000000

**MAINSTAY FINANCIAL SERVICES
LLC,
Plaintiff,
vs.**

**ROEYA KHOSHNOODI F/K/A
ROEYA LANGMAN; DAVID
LANGMAN A/K/A DAVID
ANDREW LANGMAN, II;
JENNIFER LANGMAN; STATE OF
FLORIDA; UNKNOWN PARTY IN
POSSESSION #1; and UNKNOWN
PARTY IN POSSESSION #2; and
FLORIDA DEPARTMENT OF
CORRECTIONS,
Defendants.**

Notice is given that pursuant to
the Summary Final Judgment as to
Count I, Foreclosure, and Assess-
ment of Reasonable Attorneys' Fees,
entered October 26, 2023, in Case
No. 2023CA000074000000 of the
Circuit Court for Polk County, Florida
in which MAINSTAY FINANCIAL
SERVICES LLC is the Plaintiff and
ROEYA KHOSHNOODI F/K/A ROE-
YA LANGMAN; DAVID LANGMAN
A/K/A DAVID ANDREW LANG-
MAN, II; JENNIFER LANGMAN; and
FLORIDA DEPARTMENT OF COR-
RECTIONS are the Defendants, Sta-
cey M. Butterfield, Polk County Clerk
of Court, will sell to the highest and
best bidder for cash at the Polk County
Courthouse, www.polk.realforeclose.
com, Bartow, FL, at 10:00 a.m. on Jan-
uary 2, 2024, the following-described
property set forth in the order of Final
Judgment:

Lot 9, OAK TRAIL, according to
the plat thereof, recorded in Plat
Book 71, Pages 29 and 30, of the
Public Records of Polk County,
Florida. Together with that certain
1989 Manufactured Home, I.D.
No(s). GAFLJ54A/B00247LP, be-
ing permanently affixed thereto.

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 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.

/s/ Bradley J. Anderson
Bradley J. Anderson, Esquire
Florida Bar No.: 00105695
banderson@zkslawfirm.com
jwenhold@zkslawfirm.com
service@zkslawfirm.com
ZIMMERMAN, KISER &
SUTCLIFFE, P.A.
315 E. Robinson St.,
Suite 600 (32801)
P.O. Box 3000
Orlando, FL 32802
Telephone: (407) 425-7010
Facsimile: (407) 425-2747
Counsel for Plaintiff
BJA/jbc
[14800-16/10646774/1]
Nov. 24; Dec. 1, 2023 23-01674K

SECOND INSERTION

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

**CASE NO. 53-2022-CA-000299
CIS FINANCIAL SERVICES, INC.,
Plaintiff,
vs.**

**ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER, AND
AGAINST THE ESTATE OF
HELEN A. MCDONOUGH,
WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR
OTHER CLAIMANTS, et al.,
Defendant.**

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure entered July 28, 2023 in Civil
Case No. 53-2022-CA-000299 of the
Circuit Court of the TENTH JUDICIAL
CIRCUIT in and for Polk County, Bar-
tow, Florida, wherein CIS FINANCIAL
SERVICES, INC. is Plaintiff and Any
and all unknown parties claiming by,
through, under, and against the estate
of Helen A. McDonough, whether said
unknown parties may claim an interest
as spouses, heirs, devisees, grantees,
or other claimants, et al., are Defendants,
the Clerk of Court, STACY BUTTER-
FIELD, CPA, will sell to the highest
and best bidder for cash electronically
at www.polk.realforeclose.com in accor-
dance with Chapter 45, Florida Statutes
on the 19th day of December, 2023 at
10:00 AM on the following described
property as set forth in said Summary
Final Judgment, to-wit:

LOTS 28 AND 28A OF HATCH-
WOOD ESTATES, PHASE TWO,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN

PLAT BOOK 117, PAGES 34 AND
35, OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA,
AND LOT 28A FURTHER DE-
SCRIBED AS THE SOUTH
251.00 FEET OF THE NORTH
1506.00 FEET OF TRACT A, OF
SAID HATCHWOOD ESTATES
PHASE TWO. TOGETHER
WITH THAT CERTAIN 2004
HOMES OF MERIT DOUBLE-
WIDE MOBILE HOME VIN#S
FLHMB165449888A AND FL-
HMB165449888B AND TITLE
#89238209 AND #89238272.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07708FL
Nov. 24; Dec. 1, 2023 23-01672K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/8/2023 at 10:30 a.m., the following property will
be sold at public auction pursuant to F.S. 715.109: A 1968 STATL mobile home
bearing the vehicle identification number FHSEECMG2249 and all personal items
located inside the mobile home. Last Tenant: Robert Landheer, Daniel Joseph Mo-
rales, and Dominique Marie Brown. Sale to be held at: Bonny Shores Mobile Home
Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.

Nov. 24; Dec 1, 2023

23-01666K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA.
CIRCUIT CIVIL DIVISION
CASE NO.: 2016-CA-002669

**NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING
Plaintiff(s), vs.
CATHERINE E. LAWHON
A/K/A CATHARINE
LAWHON; MERSCORP
HOLDINGS, INC.
Defendant(s).**

NOTICE IS HEREBY GIVEN THAT,
pursuant to Plaintiff's Final Judgment
of Foreclosure entered on October 26,
2023 in the above-captioned action, the
Clerk of Court, will sell to the highest
and best bidder for cash at www.polk.
realforeclose.com in accordance with
Chapter 45, Florida Statutes on the
27th day of December, 2023 at 10:00
AM on the following described property
as set forth in said Final Judgment of
Foreclosure or order, to wit:

Lot 28, PARADISE COUNTRY
ESTATES, PHASE 1, according to
the plat thereof recorded in
Plat Book 103, Pages 12 through
16, Public Records of Polk Coun-
ty, Florida.

Property address: 4572 Round-
up Drive, Polk City, FL 33868
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the

lis pendens, must file a claim before the
clerk reports the surplus as unclaimed.

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

Pursuant to the Fla. R. Jud. Ad-
min. 2.516, the above signed counsel
for Plaintiff designates attorney@
padgettlawgroup.com as its primary e-
mail address for service, in the above
styled matter, of all pleadings and docu-
ments required to be served on the par-
ties.

Respectfully submitted,
/s/ Heather L. Griffiths
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff

TDP File No. 17-005341-1
Nov. 24; Dec. 1, 2023 23-01662K

SECOND INSERTION

NOTICE OF SALE UNDER FLA.
STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO: 2022-CA-00084

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
CSMC 2018-RPL10 TRUST,
Plaintiff
v.**

**ROSEMARIE P. DALE; ET AL.,
Defendant(s).**
NOTICE IS GIVEN that, in accordance
with the Final Judgment of Mortgage
Foreclosure dated June 8, 2023 and
the Agreed Order Granting Defendant's
Motion to Cancel Sale dated September
22, 2023, in the above-styled cause, the
Clerk of Circuit Court Stacy M. Butter-
field, CPA, shall sell the subject property
at public sale on the 21st day of Decem-
ber, 2023, at 10:00 a.m. to the highest
and best bidder for cash, at http://www.
polk.realforeclose.com on the following
described property:

ALL THAT CERTAIN LAND
SITUATE IN POLK COUNTY,
STATE OF FLORIDA, VIZ:
LOT 6, IN BLOCK 463, OF
POINCIANA NEIGHBORHOOD
2 WEST VILLAGE 7, ACCORD-
ING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK
55, PAGES 5 THROUGH 18, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
BEING THE SAME PROPERTY
CONVEYED TO ROSEMARIE
P. DALE AND DEVOR C. DALE,

WIFE AND HUSBAND BY DEED
FROM AVATAR PROPERTIES,
INC. RECORDED 05/24/2006
IN DEED BOOK 6792 PAGE 17,
IN THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
Property Address: 1206 Atlantic
Ct., Kissimmee, 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 within 60
days after the sale.

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

Dated: November 8, 2023
BITMAN, O'BRIEN & MORAT, PLLC
/s/ Christopher O'Brien
Christopher O'Brien, Esquire
Florida Bar No.: 100334
cobrien@bitman-law.com
cthron@bitman-law.com
615 Crescent Executive Ct.,
Suite 212
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-2633
Attorneys for Plaintiff
Nov. 24; Dec. 1, 2023 23-01671K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com

Business
Observer

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023CP0028130000XX
IN RE: ESTATE OF FRANCISCO MEDINA JUSTINIANO Deceased.

The administration of the estate of Francisco Medina Justiniano, deceased, whose date of death was May 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 24, 2023.

Personal Representative:
Jose B. Medina Fonseca

Attorney for Personal Representative:
 /s/ Paula F. Montoya
 Paula F. Montoya, Esq., Attorney
 Florida Bar Number: 103104
 7345 W Sand Lake Rd. Suite 318
 Orlando, FL 32819
 Telephone: (407) 906-9126
 Fax: (407) 906-9126
 E-Mail: Paula@paulamontoyalaw.com
 Secondary E-Mail:
 Info@paulamontoyalaw.com
 Nov. 24; Dec. 1, 2023 23-01665K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532021CA002161000000

ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. ALETA ROSE, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to In Rem Amended Final Judgment of Foreclosure dated November 7, 2023 in Case No. 532021CA002161000000 in the Circuit Court in and for Polk County, Florida wherein ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and ALETA ROSE, 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 13, 2023. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 105, ROYAL RIDGE PHASE ONE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGES 9 AND 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 3434 DRAFTFORD DRIVE, DAVENPORT, FL 33837.

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: November 15, 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
 Nov. 24; Dec. 1, 2023 23-01652K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023 CP 0033120000XX
IN RE: ESTATE OF LOUIS EDWARD WALKER, Deceased.

The administration of the estate of LOUIS EDWARD WALKER, 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 2233. 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 November 24, 2023.

JOHN E. WALKER, Personal Representative

Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 Citicentre, Suite P600
 290 NW 165th Street
 Miami FL 33169
 Telephone: (305) 956-9040
 Fax: (305) 945-2905
 Primary Email: Scott@srblawyers.com
 Secondary Email:
 angelica@srblawyers.com
 Nov. 24; Dec. 1, 2023 23-01655K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2022CA001468000000

MIDFIRST BANK Plaintiff, v. JUANITA FINCH; CHARLES MORALES; THE UNKNOWN SPOUSE OF CHARLES MORALES; THE UNKNOWN SPOUSE OF JUANITA FINCH; THE UNKNOWN TENANT IN POSSESSION; THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on August 23, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 98, THE RIDGE AT SWAN LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE(S) 38 THROUGH 40, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 1524 SWAN LAKE CIR, DUNDEE, FL 33838-4379

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on December 21, 2023 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 15th. day of November, 2023.
 eXL Legal, PLLC
 Designated Email Address:
 efling@exllegal.com
 12425 28th Street North, Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 Isabel López Rivera
 FL Bar: 1015906
 1000008729
 Nov. 24; Dec. 1, 2023 23-01651K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-004156
Division Probate
IN RE: ESTATE OF RAY VERNON LYLE a/k/a RAY V. LYLE Deceased.

The administration of the estate of Ray Vernon Lyle, deceased, whose date of death was March 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway 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 November 24, 2023.

Personal Representative:
Isaac Manzo

Attorney for Personal Representative:
Manzo & Associates, P.A.
 4767 New Broad Street
 Orlando, Florida 32814
 Attorney for Personal Representative:
 Isaac Manzo
 E-mail Addresses:
 manzo@manzolawgroup.com
 Florida Bar No. 10639
 Manzo & Associates, P.A.
 4767 New Broad Street
 Orlando, Florida 32814
 Telephone: (407) 514-2692
 Nov. 24; Dec. 1, 2023 23-01679K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
Case No. 2023CP0039670000XX
Division: Probate
IN RE: ESTATE OF CRISTIANA GUERRERO A/K/A CRISTIANA DIAZ DE GUERRERO Deceased.

The administration of the Estate of Cristiana Guerrero A/K/A Cristiana Diaz De Guerrero, deceased, whose date of death was May 16, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 November 24, 2023.

Personal Representative:
Juan Avalo

429 Tribune Drive
 Charlotte, NC 28214
 Attorney for Personal Representative:
 Daniel Medina, B.C.S., Attorney
 Florida Bar No. 0027553
 MEDINA LAW GROUP, P.A.
 425 S. Florida Avenue, Suite 101
 Lakeland, FL 33801
 Telephone: (863) 682-9730
 Fax: (863) 616-9754
 E-Mail: dan@medinapa.com
 Secondary E-Mail:
 sam@medinapa.com
 Nov. 24; Dec. 1, 2023 23-01661K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-003871
IN RE: ESTATE OF LINDA L. SANDERS, Deceased.

The administration of the estate of LINDA L. SANDERS, deceased, whose date of death was August 23, 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 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 November 24, 2023.

Personal Representative[s]:
JACK SANDERS

c/o K. Wade Boyette, Esquire
 Attorney for Personal Representative[s]:
 K. WADE BOYETTE, JR., Esquire
 Orlando, Florida 32814
 BOYETTE, CUMMINS & NAILOS, PLLC
 1635 E. Highway 50,
 Suite 300
 Clermont, FL 34711
 Telephone: 352-394-2103
 Fax: 352-394-2105
 Email: wboyette@bcnlawfirm.com
 pwheeler@bcnlawfirm.com
 Nov. 24; Dec. 1, 2023 23-01680K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, FOR POLK COUNTY, FLORIDA
PROBATE DIVISION REF: UCN: 532023CP0037200000XX
IN RE: ESTATE OF SHEILA DENISE WALKER Deceased

The administration of the estate of SHEILA DENISE WALKER, deceased, whose date of death was March 16, 2023, is pending in the Circuit Court for POLK County, Florida Probate Division, the address of which is Polk County Clerk of Court, Probate Drawer Box CC-4, P.O. 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 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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 November 24, 2023.

Personal Representative:
CLINT WARREN WALKER

106 1st Eloise Street
 Winter Haven, Florida 33880
 Attorney for Personal Representative:
 MICHAEL W. PORTER, Esquire
 Law Firm of Michael W. Porter
 Attorney for Personal Representative
 Florida Bar Number: 607770
 535 49th Street North,
 St. Petersburg, FL 33710
 Telephone (727) 327-7600
 Primary Email:
 Mike@mwplawfirm.com
 Nov. 24; Dec. 1, 2023 23-01654K

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. 532022CA001358000000
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2023, and entered in 532022CA001358000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NOEL SILVA, DECEASED; ELIZABETH VAZQUEZ; GREGORIA SILVA; CHRISTIAN A. SILVA; MICHELLE A. SILVA; NOEL J. SILVA; OAKVIEW OWNERS' ASSOCIATION INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 11, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 44, OAKVIEW, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE(S) 12 AND 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 1591 OAKVIEW CIR SE, WINTER HAVEN, FL 33880

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 20 day of November, 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
 22-025058 - MaC
 Nov. 24; Dec. 1, 2023 23-01669K

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. 2023CA000218000000

U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR2, Plaintiff, vs.

VICKY BOYETTE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 10, 2023, and entered in 2023CA000218000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS INDENTURE TRUSTEE OF CIM TRUST 2021-NR2 is the Plaintiff and VICKY BOYETTE; VALERIE DAVIS; MONICA J. VILLANUEVA; WELLS FARGO BANK, N.A.; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE 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 December 11, 2023, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND IN THE COUNTY OF POLK, FLORIDA, TO WIT : LOT 7. BLOCK 3, HAYNSWORTH HEIGHTS , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA .
 TAX MAP OR PARCEL ID NO. : 02-30-23-144300-003010
 Property Address: 185 NW 10TH DR, MULBERRY, FL 33860

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 20 day of November, 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
 21-076953 - MaC
 Nov. 24; Dec. 1, 2023 23-01668K



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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/2023

SECOND INSERTION

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

CASE NO.: 2023CA006021000000

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

EDWARD R. SHULTZ, et al.,

Defendants.

TO: NANCY LANG
896 N 9TH STREET, EAGLE LAKE, FL 33839
UNKNOWN SPOUSE OF NANCY LANG
896 N 9TH STREET, EAGLE LAKE, FL 33839

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

LAND BEING IN MAEBERT ON THE LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 39, OF THE PUBLIC RECORDS

OF POLK COUNTY FLORIDA, DESCRIBED AS FOLLOWS: BEGIN 47 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, RUN EAST TO THE EAST LOT LINE, THENCE NORTH 84.38 FEET, THENCE RUN WEST 57.46 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before December 21, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 14 day of November 2023.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-02570
Nov. 24; Dec. 1, 2023 23-01667K

SECOND INSERTION

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

CASE NO. 2022CA002833000000 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST AMBER L. WALLACE A/K/A AMBER LAURIE LUKE A/K/A AMBER WALLACE LUKE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANT, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 26, 2023 in Civil Case No. 2022CA002833000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk

County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST AMBER L. WALLACE A/K/A AMBER LAURIE LUKE A/K/A AMBER WALLACE LUKE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVEISEES, GRANTEEES, OR OTHER CLAIMANT, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of December, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 246, Randa Ridge Phase 3, according to the plat thereof as recorded in Plat Book 135, Pages 31 and 32, Public Records of Polk County, Florida.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

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

23-08080FL

Nov. 24; Dec. 1, 2023 23-01650K

SECOND INSERTION

RE-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. 2017CA003496000000

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff, vs.

JANIE KOVACS A/K/A JANIE KOVAC; HUNTINGTON HILLS PROPERTY OWNERS ASSOCIATION, INC.; 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 May 16, 2018 and an Order Resetting Sale dated November 7, 2023 and entered in Case No. 2017CA003496000000 of the Circuit Court in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSOCIATION is Plaintiff and JANIE KOVACS A/K/A JANIE KOVAC; HUNTINGTON

HILLS PROPERTY OWNERS ASSOCIATION, INC.; 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, 10:00 a.m., on December 12, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 59, HUNTINGTON HILLS - PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS 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 November 16, 2023.

By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 110003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1446-165121 / SR4
Nov. 24; Dec. 1, 2023 23-01659K

SECOND INSERTION

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

CASE NO.: 2023CA000585000000

FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS.

ANTHONY N. CLARK; ET AL.,

DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 9th day of November, 2023, and entered in Case No. 2023CA000585000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ANTHONY N. CLARK and UNKNOWN SPOUSE OF ANTHONY N. CLARK Defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of January, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 184 AND 1/37 UNDIVIDED INTEREST IN TRACTS A AND B, ROLLINGLEN PHASE FOUR, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE 1988 SHORLINE DOUBLE WIDE MOBILE HOME DESCRIBED WITH VIN NUMBERS 1V630381AX AND VIN #1V630381BX, TITLE NO. 0045969478 & 0045975537.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 17th day of November, 2023.

By: Migdalia Jordan
Bar No. 125410
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive,
Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-1554
Nov. 24; Dec. 1, 2023 23-01660K

SECOND INSERTION

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

CASE NO.: 2023CC005363000000

ALLY BANK,

Plaintiff, vs.

NARVIN E. PETTY II; et al.,

Defendant(s).

TO: Narvin E. Petty II
Last Known Residence: 1119 Cinnamon Way E Lakeland, FL 33801

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:

2021 GMC Sierra 1500, VIN 3GTU9DED2MG244518

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 12/21/2023, 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 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 11/14/2023.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1693-046B
Ref# 6023
Nov. 24; Dec. 1, 8, 15, 2023

23-01663K

SECOND INSERTION

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

CASE NO: 2023-CC-001550

SOLTERRA RESORT

HOMEOWNERS ASSOCIATION,

INC., a not-for-profit Florida

corporation,

Plaintiff, vs.

MIGUEL VASQUEZ; ARGELIA

VASQUEZ AND UNKNOWN

TENANT(S),

Defendant.

TO: MIGUEL VASQUEZ and ARGELIA VASQUEZ

YOU ARE HEREBY NOTIFIED

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

Lot 212, SOLTERRA PHASE 2B, according to the Plat thereof as recorded in Plat Book 173, Page(s) 38 through 43, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid A/K/A 7132 Oakmoss 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 MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 14th day of November, 2023.

Default Date: 12/20/2023
STACY BUTTERFIELD
Circuit and County Courts
(SEAL) By: /s/ Lori Armijo
Deputy Clerk

MANKIN LAW GROUP,
Attorneys for Plaintiff,
2535 Landmark Drive, Suite 212,
Clearwater, FL 33761
Nov. 24; Dec. 1, 2023 23-01653K

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. 2023CA005491000000

THE BANK OF NEW YORK

MELLON FKA THE BANK OF

NEW YORK AS TRUSTEE FOR

THE CERTIFICATEHOLDERS OF

THE CWALT, INC. ALTERNATIVE

LOAN TRUST 2006-0A17,

MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES

2006-0A17,

Plaintiff, vs.

THE UNKNOWN HEIRS,

BENEFICIARIES, DEVEISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHER

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF SCOTT R.

DAVIES, DECEASED, et. al.

Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SCOTT R. DAVIES, DECEASED,

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

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

LOT 17, BLOCK 1075, POINCIANA, NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

23-01658K

SECOND INSERTION

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

Case No: 23-CA-6515

DC GROUP SOLUTIONS LLC, a

Florida Limited Liability Company;

Plaintiff, vs.

THE ESTATE OF EVELYN L.

NOONAN, (now known as RICHARD

NOONAN),

Defendant.

STATE OF FLORIDA

COUNTY OF POLK

TO: THE ESTATE OF EVELYN L.

NOONAN (now known as RICHARD

NOONAN)

whose last known address is Unknown, if he be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

Lot 4, Block 191, INDIAN LAKE ESTATES, Unit # 5, according to plat thereof recorded in Plat Book 39, at page 31, Public Records of Polk County, Florida. AKA: Magnolia Dr, Indian Lake Estates, FL 33855
Property ID Number: 30-31-07-994050-019104

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's at-

53, PAGES 4 THROUGH 18, AND CORRECTED IN OFFICIAL RECORDS BOOK 1591, PAGE 614, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 12/25/2023/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE 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 Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at County, Florida, this 16 day of November, 2023

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

ROBERTSON, ANSCHUTZ,
AND SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

23-106041

Nov. 24; Dec. 1, 2023 23-01658K

SECOND INSERTION

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

Case No: 23-CA-6515

DC GROUP SOLUTIONS LLC, a

Florida Limited Liability Company;

Plaintiff, vs.

THE ESTATE OF EVELYN L.

NOONAN, (now known as RICHARD

NOONAN),

Defendant.

STATE OF FLORIDA

COUNTY OF POLK

TO: THE ESTATE OF EVELYN L.

NOONAN (now known as RICHARD

NOONAN)

whose last known address is Unknown, if he be dead and the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

Lot 4, Block 191, INDIAN LAKE ESTATES, Unit # 5, according to plat thereof recorded in Plat Book 39, at page 31, Public Records of Polk County, Florida. AKA: Magnolia Dr, Indian Lake Estates, FL 33855
Property ID Number: 30-31-07-994050-019104

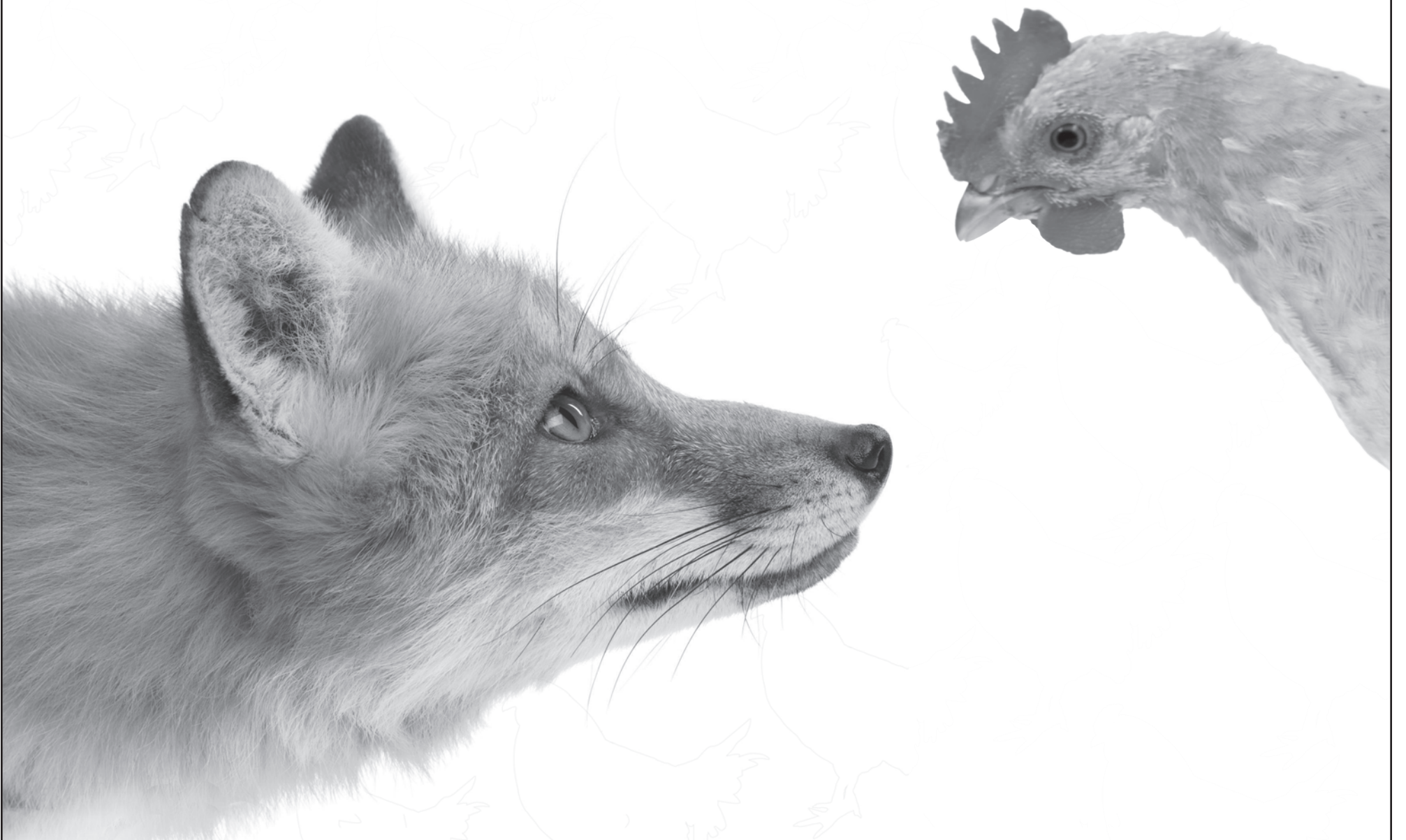
has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's at-

torney

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices
in Newspapers



PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- **Independent:** A public notice is published in a forum independent of the government, typically in a local newspaper.
- **Archivable:** A public notice is archived in a secure and publicly available format.
- **Accessible:** A public notice is capable of being accessed by all segments of society.
- **Verifiable:** The public and the source of the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:

• **Citizen participation notices** inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• **Business and commerce notices**

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• **Court notices** are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyber-attack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since pre-colonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, accessible, archivable notices.

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

