

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, December 20, 2023, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
December 8, 2023

23-01712K

FIRST INSERTION

Notice is hereby given that THE BOOK SHELTER, LLC, OWNER, desiring to engage in business under the fictitious name of BOOKREADERVILLE located at 909 DUNDEE RD, DUNDEE, FLORIDA 33880 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
December 8, 2023 23-01728K

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of PATRICIA GELLERMAN, if deceased any unknown heirs or assigns and JAMES GELLERMAN, if deceased any unknown heirs or assigns, will, on December 20, 2023, at 10:00 a.m., at 408 Midnight Cypress Drive, Lot #104, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2012 NOBI MOBILE HOME, VIN: N111022A, TITLE NO.: 0107474182, and VIN: N111022B, TITLE NO.: 0107474266 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
December 8, 15, 2023 23-01724K

FIRST INSERTION

NOTICE OF SALE
Affordable Self Storage of Bartow
1515 Centennial Blvd.
Bartow, FL 33830
(863)533-5597

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

A1 C. Holder
B2 G. Baker
C34 H. Gutierrez
D20 D. Darty
G15 T. Venis
H44 T. B. Ivy
J35 T. Currian

Units will be listed on www.storage.auctions.com Auction ends on December 27, 2023 @ 11:00 AM or after
December 8, 15, 2023 23-01735K

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 HL courier located at 611 Antelope Ln, in the County of Polk, in the City of Kissimmee, Florida 34759 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee, Florida, this 30th day of November, 2023.
Javier Del Rosario
December 8, 2023 23-01720K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TENTH JUDICIAL CIRCUIT
COURT IN AND FOR POLK
COUNTY, FLORIDA
PROBATE DIVISION
File No. 23 CP 2559
IN RE: ESTATE OF
KATHRYN Y. SMITH
Deceased.

The administration of the estate of Kathryn Y. Smith, deceased, whose date of death was February 12, 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 December 8, 2023.

Kevin Smith
Personal Representative
23047 Whimbrel Circle
Indian Land, South Carolina 29707
MICHAEL T. HEIDER, CPA
Attorney for Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, Florida 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
steve@heiderlaw.com
December 8, 15, 2023 23-01726K

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. 2023CA004836000000
ROCKET MORTGAGE, LLC F/K/A
QUICKEN LOANS, LLC F/K/A
PLAINTIFF,
vs.

STEPHEN HENNINGTON
WHILDEN, JR. A/K/A STEPHEN
WHILDEN, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 25, 2023, and entered in 2023CA004836000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and STEPHEN HENNINGTON WHILDEN, JR. A/K/A STEPHEN WHILDEN 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 27, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 1, GLEN HALES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002689
Division Probate
IN RE: ESTATE OF
CORNELL PARKER
Deceased.

The administration of the estate of Cornell Parker, deceased, whose date of death was September 20, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

Catherine Davey
Personal Representative:
23047 Whimbrel Circle
Indian Land, South Carolina 29707
MICHAEL T. HEIDER, CPA
Attorney for Personal Representative:
Catherine E. Davey, Attorney
Florida Bar Number: 991724
DAVEY LAW GROUP P.A.
P.O. Box 941251
Maitland, FL 32794-1251
Telephone: (407) 645-4833
Fax: (407) 645-4832
E-Mail: cdavey@daveylg.com
Secondary E-Mail: steve@daveylg.com
December 8, 15, 2023 23-01727K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-4209
Division Probate
IN RE: ESTATE OF
CANDICE RAE SWIGER
Deceased.

The administration of the Estate of Candice Rae Swiger, deceased, whose date of death was October 14, 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 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 8, 2023.

Constance A. Skaug
Personal Representative:
543 Tapatio Lane
Kissimmee, Florida 34759
Attorney for Personal Representative:
Daniel S. Henderson
E-mail Addresses:
dan@hendersonsachs.com,
michael@hendersonsachs.com
Florida Bar No. 725021
Henderson Sachs, PA
8240 Exchange Drive
Ste. C6
Orlando, FL 32809
Telephone: (407) 850-2500
December 8, 15, 2023 23-01729K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-2808
IN RE: ESTATE OF
ROBERT JOSEPH COLE,
Deceased.

The administration of the estate of ROBERT JOSEPH COLE, deceased, whose date of death was June 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 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 December 8, 2023.

Personal Representative[s]:
K. WADE BOYETTE, JR.
c/o K. Wade Boyette, Esquire
Attorney for Personal Representative[s]:
K. WADE BOYETTE, JR., Esquire
Florida Bar No. 0977111
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
December 8, 15, 2023 23-01734K

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.:
2022CA001942000000

FREEDOM MORTGAGE
CORPORATION
PLAINTIFF, VS.
ELIZABET AVELAR, ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the December 8, 2023 Foreclosure Sale dated the 27th day of November, 2023, and entered in Case No. 2022CA001942000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ELIZABET AVELAR and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 11th day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 7, GOLF MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, AT PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 30th day of November, 2023.
By: Liana R. Hall
Bar No. 73813
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
22FL373-0775
December 8, 15, 2023 23-01722K

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

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.:
2023CA006210000000
BRIDGETTE LORETTA WYNTER AND LINNEL JAMES WYNTER, SR., Plaintiff,
vs.
THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, and all others claiming by, through and under THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, J. C. INVESTMENTS, INC., a dissolved Florida Corporation, 18A PROPERTIES, LLC AND SUNRISE ACRES PROPERTY OWNERS ASSOCIATION, INC., a dissolved Florida Corporation, Defendant,
TO: THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, and all others claiming by, through and under THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased
 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:
 The West 100.0 feet of the East 1730.0 feet, of Section 3, Township 26 South, Range 25 East, Polk County, Florida, lying South of State Highway No. S-54, less the South 4845.0 feet thereof. Also being known as Lot C-17, Sunrise Acres, unrecorded subdivision, in Polk County, Florida

a/k/a xxx Deen Still Rd E, Polk City, FL 33868; 25-26-03-000000-013060.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 01/04/2024, 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 this 28th day of November, 2023.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 (SEAL) By: /s/ Kenleigh Mathis
 As Deputy Clerk
 J.D. Manzo,
 of Manzo & Associates, P.A.,
 Plaintiff's attorney,
 4767 New Broad Street,
 Orlando, FL 32814,
 telephone number (407) 514-2692
 December 8, 15, 22, 29, 2023
 23-01713K

FIRST 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-006147
TMR FAM LLC;
Plaintiff, vs.
THE ESTATE OF CHARLES R. MAYER (now known as TIMOTHY GALE MAYOR and SARAH BALDWIN MAYER); and THE ESTATE OF MARGERY G. MAYER (now known as TIMOTHY GALE MAYOR and SARAH BALDWIN MAYER);
Defendants.
STATE OF FLORIDA
COUNTY OF POLK
TO: THE ESTATE OF CHARLES R. MAYER (now known as TIMOTHY GALE MAYOR); and THE ESTATE OF MARGERY G. MAYER (now known as TIMOTHY GALE MAYOR)
 whose last known address is 3475 S OCEAN BLVD #203, Palm Beach, FL 33480, 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 Defendant, 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 8, HARTMANS SUBDIVISION, of the Northeast ¼ of Section 5, Township 29 South, Range 28 East, as per Plat Book 36, Page 50, of the public records of Polk County, Florida, together with all rights, whether easements or appurtenances of whatever kind or description pertaining to the said property as set forth in that certain deed recorded in the public records of Polk County, Florida in Official Records Book 39, Page 511.

AKA: HARTMAN RD, LAKE WALES, FL 33898
 Property ID Number: 28-29-05-936580-000081
 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 attorney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 1-3-2024 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Done on this 27th day of November, 2023.
 Stacy M. Butterfield
 (SEAL) Asuncion Nieves
 Clerk of Court, Polk County
 By: /s/ Natalia Ouellette-Grice
 Natalia Ouellette-Grice, Esq
 Florida Bar Number: 68905
 2901 W. Busch Blvd. Ste 805
 Tampa, FL 33618
 Phone: (813) 480-2106
 E-service: natalia@lcolawfl.com
 Secondary E-service:
 alexander.maldonado@lcolawfl.com
 L-2480
 December 8, 15, 22, 29, 2023
 23-01721K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No.
532023CA006370000000
MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF,
VS.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOSEPH A. BROWN A/K/A JOSEPH BROWN A/K/A JOSEPH ALEXANDER BROWN (DECEASED), ET AL. DEFENDANT(S).
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOSEPH A. BROWN A/K/A JOSEPH BROWN A/K/A JOSEPH ALEXANDER BROWN (DECEASED)
 RESIDENCE: UNKNOWN
 LAST KNOWN ADDRESS: 2117 Lem-on Street, Haines City, FL 33844
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida:
 LOT 79 IN BLOCK A OF VALENCIA HILLS SUBDIVISION, HAINES CITY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 63 AT PAGE 34 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before January 8 2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 Date: November 29, 2023
 Stacy M. Butterfield
 Clerk of the Circuit Court
 (SEAL) By: /s/ Asuncion Nieves
 Deputy Clerk of the Court
 Tromberg, Morris & Poulin, PLLC,
 attorneys for Plaintiff,
 1515 South Federal Highway, Suite 100,
 Boca Raton, FL 33432
 Our Case #: 23-001529/532023CA006370000000/PHH
 December 8, 15, 2023 23-01710K

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-006307
A-1 CAPITAL, LLC, a Florida limited liability company, as Trustee of the 1102 11 th ST. W. LAND TRUST, Plaintiff, v.
DIANE DAWKINS and DAVID DAWKINS, Defendants.
To the following Defendants:
DIANE DAWKINS
DAVID DAWKINS
YOU ARE HEREBY NOTIFIED that an action for Partition on the following property in Polk County, Florida:
 Lot 12 and the East 18 feet of Lot 13, Block C, Parkland Addition, according to the Plat thereof as recorded in Plat Book 9, Page 6, 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 Frank Charles Miranda, PA, Attorney for Plaintiff, whose address is: 3226 W. Cypress St., Tampa, FL 33607, a date which is within thirty (30) days after the first publication of this No-

notice in the BUSINESS OBSERVER, file the original with the Clerk of this Court either before service to Plaintiff's attorney or immediately thereafter. This notice is provided pursuant to Administrative Order No. 2.065.
 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: Dec 1 2023.
 Default Date January 8, 2024
STACEY M. BUTTERFIELD
 Clerk of Courts & Comptroller
 (SEAL) By Asuncion Nieves
 As Deputy Clerk
 Frank Charles Miranda, PA,
 Attorney for Plaintiff,
 3226 W. Cypress St.,
 Tampa, FL 33607,
 December 8, 15, 2023 23-01733K

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. 2023CA000274000000
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
TARSHA L FOREMAN, et al., Defendant.
To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF TARSHA L. FOREMAN A/K/A TARSHA LOVOIN FOREMAN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
 ADDRESS: UNKNOWN
 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 36, BLOCK A, VILLAGES AT BRIDGEWATER VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGES 27 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose ad-

dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 12/28/2023, a date which is within thirty (30) days after the first publication of this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and seal of this Court this 21 day of Nov., 2023
 Stacy M. Butterfield
 Clerk of the Court
 (SEAL) By /s/ Asuncion Nieves
 As Deputy Clerk
 Submitted by:
 MCCALLA RAYMER LEIBERT
 PIERCE, LLC
 225 East Robinson Street,
 Suite 155,
 Orlando, FL 32801
 Phone: (407) 674-1850
 Email: AccountsPayable@mccalla.com
 23-07576FL
 December 8, 15, 2023 23-01708K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2023CA005795000000
PENNYMAC LOAN SERVICES, LLC, Plaintiff,
vs.
NAKIA ARNETRICE MITCHELL A/K/A NAKIA MITCHELL, et al., Defendants.
TO: NAKIA ARNETRICE MITCHELL A/K/A NAKIA MITCHELL
 146 BLUE HERON COURT, DAVENPORT, FL 33837
FRITZLER MAXIME A/K/A FRITZLER RONY MAXIME
 146 BLUE HERON COURT, DAVENPORT, FL 33837
UNKNOWN SPOUSE OF FRITZLER MAXIME A/K/A FRITZLER RONY MAXIME N/K/A FRITZLER RONY MAXIME
 146 BLUE HERON COURT, DAVENPORT, FL 33837
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 31, GRAND RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 42 THROUGH 43, INCLUSIVE, 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, CORAL SPRINGS, FL 33310 on or before 12/27/2023, 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 20th 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
 23-02447
 December 8, 15, 2023 23-01715K

OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR LEGAL NOTICES
 floridapublicnotices.com



FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated and 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: 6538165
-- WENDY K ANTES and CHRISTOPHER D FALLON, ("Owner(s)"), 33 HICKORY POND DR, PENFIELD, NY 14526 a Week 49 in Unit No. 0408 / Unit Type: AMBASADOR / Fractional Interest 1.923% / Principal Balance: \$23,275.05 / Mtg Doc #2017241535

Contract Number: 93696640
-- JENNIFER MURPHY RODRIGUEZ and JIMMY RODRIGUEZ, ("Owner(s)"), 857 HOLMGREEN RD, SAN ANTONIO, TX 78220 and 4211 REDSTONE DR, SAN ANTONIO, TX 78219 Week 35 in Unit No. 0004 / Unit

Type: N/A / Building A / Fractional Interest 1.923% / Principal Balance: \$18,779.56 / Mtg Doc #2015109094
Contract Number: 93779287
-- KAVIN DAVID OWINGS and HOLLY J OWINGS, ("Owner(s)"), 804 W DAVIS ST, FAYETTE, MO 65248 Week 31 in Unit No. 116 / Unit Type: N/A / Building 1 / Fractional Interest 1.923% / Principal Balance: \$64,854.71 / Mtg Doc #2015218078

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 P/K/A Orange Lake Country Club, Inc., at 866-714-8679.

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY 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 8, 15, 2023 23-01739K

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

Case #: 532022CA002359000000
DIVISION: 7

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Linda Medrano a/k/a Linda E. Medrano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Terry Ruiz; Rebecca Rollins; Joseph Sharpe; Justin Sharpe; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Robert Ruiz, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Johnny Ruiz a/k/a Juan Ruiz; Mertalla Palmer a/k/a Marti Palmer; Hope Burdette a/k/a Esperanza Burdette; Gelberto H. Ruiz a/k/a Gelberto Ruiz a/k/a Hubert Ruiz; Ismael Herrera; Regino Herrera, Jr.; Elisa Whitlow; Irene Walker; Hilda H. Robertson a/k/a Hilda Robertson a/k/a Hilda Herrera; Alejandro Herrera; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Frank Medrano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Ruben Medrano; Raoul Medrano; Gilbert Leyva; John Anthony Medrano a/k/a John A. Medrano a/k/a Tony Medrano; Jennifer A. Chagoya a/k/a Jennifer A. Medrano; Jesus Felix Medrano

FIRST INSERTION

a/k/a Jesse Medrano; Daniel Martin Medrano; Simon Medrano; Shellar Ran Pilkington; Raymond Medrano; Audra King a/k/a Audra Pilkington; Josie Medrano; Suzanna Medrano; Raymond Medrano; Josefina Medrano; Estella Medrano Mendoza; Marie Delaluz Esquivel a/k/a Marie Equivel a/k/a Marie Delaluz Medrano; Julia Medrano Rickett a/k/a Julia M. Rickett a/k/a Julia Medrano Garcia; GTE Federal Credit Union d/b/a GTE Financial; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Melissa Ruiz; Reina Ann Greer; Amanda Medrano; Josie Medrano; Steven Medrano; Jessica Medrano; Unknown Spouse of Melissa Ruiz; Unknown Spouse of Reina Ann Greer; Unknown Spouse of Amanda Medrano; Unknown Spouse of Josie Medrano; Unknown Spouse of Steven Medrano; Unknown Spouse of Jessica Medrano; Bartow HMA, LLC DBA Bartow Regional Medical Center Defendant(s).

TO: Josie Medrano: LAST KNOWN ADDRESS: 18760 Northeast 18th Avenue, Apt 236, Miami, FL 33179, and Unknown Spouse of Josie Medrano: LAST KNOWN ADDRESS: 624 Highway 463 North, Trumann, AR 72472
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 16, IN BLOCK 18, OF WESWEGO UNIT #3, LAKE-LAND, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RANGE 23, TOWNSHIP 28, SECTION 11.

more commonly known as 1123 North Swindell Avenue, Lakeland, FL 33805.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 28th day of November, 2023.

Default Date: 01/04/2024
Stacy M. Butterfield
Circuit and County Courts
(SEAL) By: /s/ Kenleigh Mathis
Deputy Clerk

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd., Suite 130
Boca Raton, FL 33487
22-326087 FCO1 RFT
December 8, 15, 2023 23-01736K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

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

TIMESHARE PLAN: ORLANDO BREEZE RESORT
An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or

supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M92923859
-- TRAVIS HUNT and MADELYN HUNT, ("Owner(s)"), 17930 SANTEE LN, WASHINGTON, TX 77880 / Week 27 in Unit No. 0065/ Building H/ Fractional Interest 1.923%/Amount Secured by Lien: \$16,173.23/Lien Doc #2019169932/Assign Doc #2019170276

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY 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 8, 15, 2023 23-01740K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of All About You Mobile Detailing, located at 1605 3rd St N.W. in the City of Winter Haven, County of Polk, State of FL, 33881, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 of December, 2023.
Cheryl Faye Taylor
1605 3rd St N.W
Winter Haven, FL 33881
December 8, 2023 23-01738K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email
legal@businessobserverfl.com

Business Observer

SAVE TIME



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

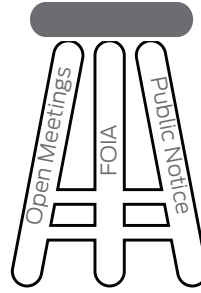
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

LV20906_V15

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



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For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

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, MULBERRY, FL 33860 UNKNOWN SPOUSE OF CATHARINE LOUISE WEAVER 4713 MYRTLE VIEW DRIVE S, MULBERRY, FL 33860 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclosure Mortgage covering the following real and personal property described as follows, to-wit: LOT 57, OAK HAMMOCK ESTATES PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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 you written defenses, if any, to it, on Sara Collins, Esq., McCalla Raymer Leibert Pierce,

SECOND INSERTION

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

are hearing or voice impaired, call 711. WITNESS my hand and seal of said-Court on the 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:
zAccountsPayable@mccalla.com
23-06518FL
December 1, 8, 2023 23-01682K

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:

SECOND INSERTION

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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

SECOND 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 Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and CHRISTINE DELEON; MIGUEL DELEON; ASSOCIATION OF POINCIANA VILLAGES, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Stacy M. Butterfield 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 29th day of December 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 19, BLOCK 128, POINCIANA 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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 22nd day of 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

SECOND INSERTION

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

CASE NO. 53-2022-CA-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, TRUSSTEEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN 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 foreclosed 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 written defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before /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 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

