

POLK COUNTY LEGAL NOTICES

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-4461
Division Probate
IN RE: ESTATE OF
CLARENCE EDWARD JONES JR.
Deceased.

The administration of the Estate of Clarence Edward Jones Jr., deceased, whose date of death was September 29, 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 December 29, 2023.

Personal Representative:
Douglas E. Jones
3078 Duke of Gloucester
Atlanta, GA 30344
Attorney for Personal Representative:
Andrew M. Berland, Esq.
E-mail Addresses:
andrew@hendersonsachs.com
michael@hendersonsachs.com
Florida Bar No. 84030
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
Dec. 29, 2023; Jan. 5, 2024

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-004319
Probate Division
IN RE: ESTATE OF
GEORGE MILTON BAND
Deceased.

The administration of the estate of GEORGE MILTON BAND, deceased, whose date of death was October 28, 2023 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 29, 2023.

Personal Representative:
/s/Jason Stumpf
JASON STUMPF
4354 W. Sandra Circle,
Glendale, AZ 85308
Attorney for Personal Representative:
/s/ Thomas R. Walser
THOMAS R. WALSER, ESQ.
Email Address:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
6751 N. Federal Highway,
Suite 101
Boca Raton, Florida 33487
Dec. 29, 2023; Jan. 5, 2024

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-004519
IN RE: ESTATE OF
CARMEN ORTIZ,
Deceased.

The administration of the estate of CARMEN ORTIZ, 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 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 29, 2023.

RAMON ORTIZ
Personal Representative
4011 Daniel Drive, Unit 105
Davenport, FL 33837
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
Dec. 29, 2023; Jan. 5, 2024

FIRST 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-0030280000XX
IN RE: ESTATE OF
DONNA MARIE WHELAN,
Deceased.

The administration of the estate of DONNA MARIE WHELAN, Deceased, whose date of death was July 15, 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 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 29, 2023.

JAMES WHELAN,
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
Dec. 29, 2023; Jan. 5, 2024

FIRST INSERTION
NOTICE OF ACTION
Count III
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-005643-0000-00
SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
BRUNSON ET.AL.,
Defendant(s).

To: TONY COHEN and MELISSA COHEN

And all parties claiming interest by, through, under or against Defendant(s) TONY COHEN and MELISSA COHEN and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.

Interest 1.923%%, Use Period No./Unit No. 39/0067, Building H,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

12/05/2023
Default Date: 01/11/2024
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL)
Jerry E. Aron, Plaintiff's attorney,
801 Northpoint Parkway,
Suite 64, West Palm Beach, Florida,
33407
Dec. 29, 2023; Jan. 5, 2024
23-01819K

FIRST INSERTION
NOTICE OF ACTION
Count I
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-005646-0000-00
HOLIDAY INN CLUB VACATIONS
INCORPORATED
Plaintiff, vs.
SHERROD ET.AL.,
Defendant(s).

To: OLLIE VIOLA SHERROD and STEPHAN A. SHERROD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHAN A. SHERROD

And all parties claiming interest by, through, under or against Defendant(s) OLLIE VIOLA SHERROD and STEPHAN A. SHERROD and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest 1.923%, in unit 0410, 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 50, 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")

Unit Type: AMBASSADOR
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

12/05/2023
Default Date: 01/11/2024
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL)
Jerry E. Aron, Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
Dec. 29, 2023; Jan. 5, 2024
23-01823K

FIRST INSERTION
Affordable secure Storage-Lakeland
1925 George Jenkins Blvd
Lakeland, FL 33815
863-682-2988
Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases &

tax resale certificates required if applicable.
C54 Martha Crenshaw
B26 Tiffany Salgado
A14 Robert Evans
A24 Andrew Gibbs
D19 Robert Evans
C65 Daitreonia Odom
M15 Chris Grier
C49 Monica Takacs
C33 Pierre Allen
L03 Brenda Wheelchel
C08 Tiffany Salgado
Auction date: 01.30.2024
Dec. 29, 2023; Jan. 5, 2024
23-01826K

FIRST INSERTION
NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45,
FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR
POLK COUNTY, FLORIDA
CASE NO.: 2023CA005280000000
GRANITE HILLS VENTURES,
LLC SOLELY IN ITS CAPACITY
AS SEPARATE TRUSTEE OF
TEXTBOOK HOLDINGS TRUST,
Plaintiff, vs.
HOPE RISE DEVELOPMENT
LLC; EMMANUEL MOHAMMED,
INDIVIDUALLY AS GUARANTOR;
WILMINGTON SAVINGS
FUND SOCIETY, FSB, AS
OWNER TRUSTEE OF THE
ASPEN INCOME TRUST;
TERRY ROBERTS SITE WORK,
INC.; GRASCO, LLC A/K/A
GRASCO LLC; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER, OR
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS,
Defendant.
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered on

December 12, 2023 in Civil Case Number 2023CA005280000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST is the Plaintiff and HOPE RISE DEVELOPMENT LLC; EMMANUEL MOHAMMED, INDIVIDUALLY AS GUARANTOR; WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE ASPEN INCOME TRUST; TERRY ROBERTS SITE WORK, INC.; GRASCO, LLC A/K/A GRASCO LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS are the Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts & Country Comptroller, will sell to the highest and best bidder for cash online at the following website: www.polk.realforeclose.com beginning at 10:00 a.m. ET on February 13, 2024 in accordance with Chapter 45, Florida Statutes, the following described property in Polk County, Florida, as set forth in the Final Judgment, to wit:
LOT 2, FANTASY ISLAND RE-

SORT ORLANDO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PARCEL ID: 27-26-12-703512-000020.
THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 NORTH BROADWAY AVENUE, BARTOW, FL 33830, (863) 534-4686, AT LEAST SEVEN DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Dated: December 21, 2023
/s/ Ashland R. Medley, Esquire
Ashland R. Medley, Esquire/
FBN: 89578
ASHLAND MEDLEY LAW, PLLC
3111 North University Drive,
Suite 718,
Coral Springs, FL 33065
Telephone: (954) 947-1524/
Fax: (954) 358-4837
Designated E-Service Address:
FLEService@AshlandMedleyLaw.com
Attorney for the Plaintiff
Dec. 29, 2023; Jan. 5, 2024
23-01833K

FIRST INSERTION
Lake Eaglebrooke Way Lakeland, FL 33813, with a mailing address 7119 Lake Eaglebrooke Way Lakeland, FL 33813, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
December 29, 2023 23-01825K

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 Riverview Printing, located at 4653 Hammock Ridge Drive, in the City of Mulberry, County of Polk, State of

FL, 33860, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 22 of December, 2023.
Barbara Jones
4653 Hammock Ridge Drive
Mulberry, FL 33860
December 29, 2023 23-01838K

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 Fast Business Growth located at 501 Osprey PL in the City of Lake Wales,

Polk County, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 24th day of December, 2023.
Marc White
December 29, 2023 23-01839K

What makes public notices in newspapers superior to other forms of notices?
Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
Rarely do consumers specifically search online for public notices.

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

FIRST INSERTION

NOTICE OF ACTION
Count VII
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-005643-0000-00
SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
BRUNSON ET.AL.,
Defendant(s).

To: CARENTHIA MCCAIN
And all parties claiming interest by, through, under or against Defendant(s) CARENTHIA MCCAIN and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.
Interest 1.923%, Use Period

No./Unit No. 22/0014, Building B,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

12/05/2023

Default Date: 01/11/2024

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL)
Jerry E. Aron, Plaintiff's attorney,
801 Northpoint Parkway,
Suite 64, West Palm Beach, Florida,
33407
Dec. 29, 2023; Jan. 5, 2024
23-01822K

FIRST INSERTION

NOTICE OF ACTION
Count V
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-005643-0000-00
SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
BRUNSON ET.AL.,
Defendant(s).

To: ERIC DESIDERIO GARCIA and JENNIFER NICOLE GARCIA
And all parties claiming interest by, through, under or against Defendant(s) ERIC DESIDERIO GARCIA and JENNIFER NICOLE GARCIA and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida

and any amendments thereto.
Interest 1.923%, Use Period
No./Unit No. 20/0013, Building B,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

12/05/2023

Default Date: 01/11/2024

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL)
Jerry E. Aron, Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
Dec. 29, 2023; Jan. 5, 2024
23-01821K

FIRST INSERTION

NOTICE OF ACTION
Count IV
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-005643-0000-00
SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
BRUNSON ET.AL.,
Defendant(s).

To: OZEL DISMUKE and KATHY DISMUKE
And all parties claiming interest by, through, under or against Defendant(s) OZEL DISMUKE and KATHY DISMUKE and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.

Interest 1.923%, Use Period
No./Unit No. 9/0012, Building B,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

12/05/2023

Default Date: 01/11/2024

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL)
Jerry E. Aron, Plaintiff's attorney,
801 Northpoint Parkway,
Suite 64, West Palm Beach, Florida,
33407
Dec. 29, 2023; Jan. 5, 2024
23-01820K

FIRST INSERTION

NOTICE OF ACTION
Count II
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY,
FLORIDA.
CASE NO.:
53-2023-CA-005646-0000-00
HOLIDAY INN CLUB VACATIONS
INCORPORATED
Plaintiff, vs.
SHERROD ET.AL.,
Defendant(s).

To: VIRGINIA DUGGER A/K/A VIRGINIA D. DUGGER A/K/A VIRGINIA D. DUGGER and CLINTON G. DUGGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLINTON G. DUGGER
And all parties claiming interest by, through, under or against Defendant(s) VIRGINIA DUGGER A/K/A VIRGINIA D. DUGGER and CLINTON G. DUGGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLINTON G. DUGGER and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest 1.923%, in unit 401, 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 51, 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")
Unit Type: AMBASSADOR

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, 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.

12/05/2023

Default Date: 01/11/2024

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL)
Jerry E. Aron, Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
Dec. 29, 2023; Jan. 5, 2024
23-01824K

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-2363**
LORE LENDING GROUP, INC.
a Florida corporation, LORE
INVESTMENT - MISTY, LLC,
a Florida Limited Liability Company,
JOHN J. ROONEY, CPA, PA,
a Florida Professional Association
and ACL ENTERPRISES, LLC,
a Florida Limited Liability Company,
Plaintiffs, vs.
DIRECT SUCCESS
INVESTMENTS, LLC
a Florida Limited Liability Company,
STEVEN CAMPBELL, Individually,
and UNKNOWN TENANT IN
POSSESSION
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 23, 2023 in Civil Case No. 2022-CA-002363 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment-Misty, LLC, John J. Rooney, CPA, PA and ACL Enterprises, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually 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 9TH day of JANUARY, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

PARCEL 302 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence South 0°45' East 101 feet, thence North 89°45' East 35 feet; thence North 89°45' East 35 feet; thence South 89°45' West 100 feet to the Point of Beginning. PARCEL 303 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence South 0°45' East 100 Feet, thence North 89°40' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45' West 35 feet to the Point of Beginning. The Post Office address of the Property is: 2626 Shiner Drive, Lake Wales, Florida 33898

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

ls/Mark A. Freeman, Esq./ls MARK A. FREEMAN, ESQ. Florida Bar #0116398 5323 Millenia Lakes Blvd., #300-352 Orlando, Florida 32839 (407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com, Attorney for Plaintiff
Dec. 29, 2023; Jan. 5, 2024
23-01840K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 53-2022-CA-000954
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff,
vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF STEPHEN H.
SMITH, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 05, 2023, and entered in 53-2022-CA-000954 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF STEPHEN H. SMITH, DECEASED; OWNER; JERE LYNE SHUMATE; KENNETH MARSHALL SMITH; JOEL HARRISON SMITH; JULIE ELIZABETH WOODWARD; MICHAEL ANDREW SMITH; STEPHEN MATTHEW SMITH; FLORIDA HOUSING FINANCE CORPORATION 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 January 19, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 11, BLOCK 270, INDIAN

LAKE ESTATES UNIT NO. 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 2201 POINCIANA DR, INDIAN LAKE ESTATES, FL 33855
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 26 day of December, 2023.

By: \S\Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@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
22-022054 - EuE
Dec. 29, 2023; Jan. 5, 2024
23-01836K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT,
IN AND FOR POLK COUNTY,
FLORIDA
Case No.: **2023CA004279000000**
Division: 04

HERBERT HILEY
Plaintiff, vs.
MARIA BEATO, and SUNSET
RIDGE HOA, INC.,
Defendants,

Under Fla. Stat. §45.031(2), Notice is hereby given that pursuant to the Final Judgment dated November 30, 2023, and entered in 2023 CA 4279 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein HERBERT HILEY is the Plaintiff and MARIA BEATO, and SUNSET RIDGE HOA, INC., are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court for Polk County will sell to the highest and best bidder in cash at www.polkrealforeclose.com on January 16, 2024, at 10AM, the following described property as set forth in the Final Judgment:

Lot 135, of Sunset Ridge Phase 2, according to the Plat thereof, as recorded in Plat Book 126, at Pages 36 through 41, inclusive 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
IMPORTANT

AMERICANS WITH DISABILITIES ACT. 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 21st day of December, 2023.

Submitted by:
The David Chico Law Group
Attorneys for Plaintiff
607 Celebration Avenue
Celebration, Florida 34747
T: 407-933-7703
F: 407-933-7713
By: /s/ Benjamin Weissman
David M. Chico, Esq.,
FBN: 010318
Benjamin Weissman, Esq.,
FBN: 120770
Omaya Fuentes Otero, Esq.,
FBN: 1039424
DAVID CHICO LAW GROUP
607 Celebration Avenue
Celebration, Florida 34747
T: 407-933-7703
F: 407-933-7713
For Email Service only:
serve@davidchicolaw.com
Attorneys for Plaintiff
Dec. 29, 2023; Jan. 5, 2024
23-01828K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: **2023-CA-000860**
LAKEVIEW LOAN SERVICING
LLC,
Plaintiff,
vs.
YUROSE CHARLES AKA YVROSE
CHARLES, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2023, and entered in Case No. 2023-CA-000860 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing LLC, is the Plaintiff and Yurose Charles aka Yvrose Charles, Ernest Laverdue, Lake Thomas Woods Eighth Addition Homeowners Association, Inc., Unknown Party#1 N/K/A Junior Salomon, Unknown Party#2 N/K/A Hannel Salomon, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the January 25, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 51, LAKE THOMAS WOODS EIGHTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE(S) 37 AND 38, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
A/K/A 183 LAKE THOMAS DRIVE 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 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 21 day of December, 2023.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
CT - 23-001594
Dec. 29, 2023; Jan. 5, 2024
23-01832K

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
QUICKEN LOANS INC.,
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 January 18, 2024, 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.

Property Address: 831 SWANN DR, LAKELAND, FL 33809

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 22 day of December, 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
23-101733 - NaC
Dec. 29, 2023; Jan. 5, 2024
23-01835K

FIRST INSERTION

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

POLK COUNTY, FLORIDA CASE NO.: 2022CA000198000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3,

Plaintiff, VS. THOMAS E. THOMPSON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 17, 2023 in Civil Case No. 2022CA000198000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED

TRANSACTION TRUST, SERIES 2019-3 is the Plaintiff, and THOMAS E. THOMPSON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on January 9, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE WEST 456.0 FEET OF THE EAST 912.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF THE SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND POWER TRANSMISSION LINES ALONG THE NORTH 50 FEET OF THE EAST 456.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, SUBJECT TO ROAD RIGHT-OF-WAY FOR MOORE ROAD OFF THE EAST 40 FEET THEREOF. THIS EASE-

MENT IS TO RUN WITH THE LAND

TOGETHER WITH 1999 FLEETWOOD MOBILE HOME ID # GAFLW07A43630W521

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.

IMPORTANT

AMERICANS WITH DISABILITIES ACT: 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 20th day of December, 2023.

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ John J. Cullaro Jr. FBN: 0066699 2023.12.20

12:30:22-05'00' Primary E-Mail: ServiceMail@aldridgepite.com 1012-3557B Dec. 29, 2023; Jan. 5, 2024

23-01827K

FIRST 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.

2023-CA-004438-000000 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, vs.

JENNIFER LEANN GREEN; GLENDA WALKER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated October 13, 2023 and an Order Resetting Sale dated December 15, 2023 and entered in Case No. 2023-CA-004438-000000 of the Circuit Court in and for Polk County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is Plaintiff and JENNIFER LEANN GREEN; GLENDA WALKER; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY,

THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on January 23, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, RUN THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE NW 1/4, 437.32 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°29'32" WEST, 222.00 FEET; THENCE NORTH 33°59'04" WEST, 283.00 FEET; THENCE NORTH 89°59'04" WEST, 155.00 FEET; THENCE SOUTH 00°00'56" WEST, 122.00 FEET; THENCE NORTH 89°59'04" WEST, 101.00 FEET; THENCE SOUTH 05°17'26" WEST, 334.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SE 1/4 OF THE NW 1/4; THENCE EAST ALONG THE SAID SOUTH BOUNDARY, 450.75 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY FOR HINSON AVENUE.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

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

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

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

By: Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-192395 / TM1 Dec. 29, 2023; Jan. 5, 2024

23-01834K

OFFICIAL COURTHOUSE WEBSITES

Mobile app interface showing court clerk websites for Manatee, Sarasota, Charlotte, Lee, Collier, Hillsborough, Pasco, Pinellas, Polk, and Orange counties.

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
We offer an online payment portal for easy credit card payment
Service includes us e-filing your affidavit to the Clerk's office on your behalf



CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

SUBSEQUENT INSERTIONS

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. 2020CA000153000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SHERRICK LYNELL FORRESTER A/K/A SHERRICK FORRESTER A/K/A SHERRICK L. FORRESTER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 06, 2022 in Civil Case No. 2020CA000153000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Sherrick Lynell Forrester a/k/a Sherrick Forrester a/k/a Sherrick L. Forrester, 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 16th day of January, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, SOLIS GARDENS, according to the Plat or Map thereof, as recorded in Plat Book 163, pages 17, 18, 19 and 20, Public Records of Polk County, FL. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

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
23-06647FL
December 22, 29, 2023 23-01780K

FOURTH INSERTION

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

CASE No.: 2023CA006210000000 BRIDGETTE LORETTA WYNTER AND LINNELL JAMES WYNTER, SR., Plaintiff, vs. THE UNKNOWN HEIRS AND DEWISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, and all others claiming by, through and under THE UNKNOWN HEIRS AND DEWISEES 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 DEWISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, and all others claiming by, through and under THE UNKNOWN HEIRS AND DEWISEES 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

FOURTH 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

THIRD INSERTION

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

CASE NO.: 2023CC006321000000 ALLY BANK, Plaintiff, vs. NESTOR M. CABALLERO DE JESUS; et al., Defendant(s).

TO: Nestor M. Caballero De Jesus
Last Known Residence: 234 Ocean Bluff Drive Kissimmee FL 34759

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

2018 Toyota Tacoma, VIN 5TFRZ5CN3JX063877 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 01/15/2024, 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 on December 7, 2023
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: /s/ Kenleigh Mathis
As Deputy Clerk

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1693-032B
Ref# 6174
Dec. 15, 22, 29, 2023; Jan. 5, 2024
23-01759K

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA FAMILY DIVISION
CASE No.: 2023 DR 009760 Division: 02

IN RE: BRIAN ASHLEY COULTER, Petitioner/Husband, and SAMANTHA TAMARA COULTER, Wife/Respondent,
TO: Samantha Tamara Coultter
3029 Stanhope Avenue
Lakeland, FL 33803

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Brian Ashley Coultter, whose address is:

c/o D. Cassie Bermudez Engel, Esq.
Bermudez Engel Law, P.A.
11705 Boyette Road, Ste 599
Riverview, FL 33569

on or before 35 calendar days after the first publication of notice, and file the original with the clerk of this Court at:

Polk County Courthouse
930 E. Parker Street, Room 240
Lakeland, FL 33801-1929

before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:
Personal Checking and Savings Ac-

counts, 2017 Dodge Challenger, 1982 Chevrolet, 2004 Honda Civic, 2005 GMC Yukon, 401K Account, 00 Bass Boat, John Boat, Boat Motors, Nitrous Car Motor, two (2) gold bracelets, Welders, Tools, 17 fish tanks, 25 fishing poles and tackle, 5 flatscreen televisions, amplifier and speakers for vehicle, appliances (i.e., washing machine and stove), appreciated value of property located at 3029 Stanhope Avenue, Lakeland, FL 33803 based upon improvements and renovations performed by Petitioner to bathroom, office, yard, and bedroom.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/07/2023
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(Seal) By: Lawunda Blake
Deputy Clerk
Dec. 15, 22, 29, 2023; Jan. 5, 2024
23-01758K

SECOND INSERTION

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

CASE NO. 53-2022-CA-004344-0000-00 SILVERLEAF RESORTS, LLC Plaintiff, vs. BURGAGE ET AL., Defendant(s).

Notice is hereby given that on 1/16/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:

An undivided interest as tenant-in-common as defined below in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto
Count I ROBERT BURGAGE
Interest 1.923%, Use Period No./Unit No. 45/0109, Building 1,
Count II JOSE TITO AGUILAR A/K/A JOSE T. AGUILAR and SILVIA MARTINEZ AGUILAR
Interest 1.923%, Use Period No./Unit No. 18/0002, Building A,
Count III JENYCE B CALDWELL A/K/A JENYCE BOND CALDWELL
Interest 1.923%, Use Period No./Unit No. 14/0013, Building B,
Count IX DENNIS W. OXEL-GREN AND ANY AND ALL UNKNOWN HEIRS, DEVI-

ANTS OF DENNIS W. OXEL-GREN

Interest 1.923%, Use Period No./Unit No. 14/0101, 16/0066, Building 1,
Count X WILLIAM L. RHEA AND ANY AND ALL UNKNOWN HEIRS, DEWISEES AND OTHER CLAIMANTS OF WILLIAM L. RHEA
Interest 1.923%, Use Period No./Unit No. 46/0034, Building E,
Count XI KENNETH DWAYNE TAYLOR A/K/A KENNETH TAYLOR and ROSALIND TAYLOR
Interest 1.923%, Use Period No./Unit No. 12/0028, 49/0047, Building D

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-004344-0000-00.

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 1 year after the sale.

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

DATED this December 18, 2023
JERRY E. ARON, P.A.
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
801 Northpoint Parkway,
Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
mevans@aronlaw.com
December 22, 29, 2023 23-01806K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
CASE NO.: 2023-CP-4680 IN RE: ESTATE OF CHRISTINE E. LAMOUREUX, Decedent.

The administration of the estate of CHRISTINE E. LAMOUREUX, deceased, File Number 2023-CP-4680, is pending in the Tenth Judicial 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 interested persons are required to file with this Court, WITHIN THREE (3) MONTHS OF THE FIRST PUBLICATION OF THIS NOTICE, all claims against the estate with the Court or be forever barred.

Publication of this Notice will begin on December 22, 2023.

/s/ Joseph R. Lamoureux Jr.
JOSEPH R. LAMOUREUX JR.
2735 Abilene Trail
Polk City, Florida, 33868
Petitioner/PR
EDWARD P. JORDAN II, ESQ.
Florida Bar No.: 0602711
THE JORDAN LAW GROUP
1460 East Highway 50
Clermont, Florida, 34711
352-394-1000
pleadings@epjordanlaw.com
Attorney for Petitioner/ PR
December 22, 29, 2023 23-01816K

SECOND INSERTION

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

CASE NO.: 532023CA005338000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff, v. LISA MENEELY A/K/A LISA M. MENEELY; CITY OF LAKE WALES; MV REALTY PBC, LLC; 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; UNKNOWN TENANT #1, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 5, 2023 entered in Civil Case No. 532023CA005338000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff and LISA MENEELY A/K/A LISA M. MENEELY; CITY OF LAKE WALES; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A RICKY KELLY are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on January 19, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 16, GREENBRIAR -

PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 25, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 721 Greenbrough Dr, Lake Wales, Florida 33853

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: M22486-JMV
December 22, 29, 2023 23-01787K

SECOND INSERTION

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

CASE NO.: 2022CA001130000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Plaintiff, vs. DONNA M. PURNELL A/K/A DONNA PURNELL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, JEAANIA RILEY; NATHAN PURNELL; VEDA PURNELL; DONNA M. PURNELL A/K/A DONNA PURNELL AS PERSONAL REPRESENTATIVE OF THE; SOLIVITA COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 28, 2023 in Civil Case No. 2022CA001130000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14 is the Plaintiff, and DONNA M. PURNELL A/K/A DONNA PURNELL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, JEAANIA RILEY; NATHAN PURNELL; VEDA PURNELL; DONNA M. PURNELL A/K/A DONNA PURNELL AS PERSONAL REPRESENTATIVE OF THE; SOLIVITA COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 28, 2023 in Civil Case No. 2022CA001130000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14 is the Plaintiff, and DONNA M. PURNELL A/K/A DONNA PURNELL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, JEAANIA RILEY; NATHAN PURNELL; VEDA PURNELL; DONNA M. PURNELL A/K/A DONNA PURNELL AS PERSONAL REPRESENTATIVE OF THE; SOLIVITA COMMUNITY ASSOCIATION, INC.;

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on January 26, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to-wit:

LOT 245 SOLIVITA PHASE 7A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, AT PAGES 20-31, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA

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

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

Dated this 13 day of December, 2023.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Digitally signed by Zachary Ullman
Date: 2023.12.13 14:46:18-05'00'
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1221-5738B
December 22, 29, 2023 23-01783K

SECOND INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2023CA006602000000
SHIMMERING DRIVE HOLDINGS, LLC, Plaintiff(s), v. LAKELAND UNION TRUST and COUNTY LINE 22 TRUST, Defendant(s).

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Stacy M. Butterfield, shall sell the following described real property at a public sale online at <https://polk.realforeclose.com/> to the highest bidder or bidders for cash beginning at 10:00 a.m. on January 9, 2024:

LOT 62, TWIN LAKES AT CHRISTINA PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE(S) 29, 40, THROUGH 41 OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA
 Property Address: 6925 Shimmering Dr., Lakeland, FL 33813
 Parcel Identification Number: 23-29-24-141892-000620 (the "Property").

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 December 8, 2023
PREMIER LAW PLLC
 6706 N. Nebraska Ave. #8386
 Tampa, Florida 33604
 Phone: 954.866.5255
 Email: Premierlawpllc@gmail.com
 /s/ Derek A. Carrillo, Esq.
DEREK A. CARRILLO, ESQ.
 Florida Bar Number: 111919
 Attorney for the Uncontested Parties
 December 22, 2023 23-01800K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 532023CA000805000000
LOANDEPOT.COM, LLC Plaintiff, v. ALYSSA PEGUERO; UNKNOWN SPOUSE OF ALYSSA PEGUERO; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MIDFLORIDA CREDIT UNION F/K/A MIDFLORIDA FEDERAL CREDIT UNION Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 14, 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 20, IN BLOCK 1, OF TRADEWINDS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, AT PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 a/k/a 1703 CORDOVA CIR W, LAKELAND, FL 33801-6638
 at public sale, to the highest and best bidder, for cash, online at www.polk

realforeclose.com, on January 16, 2024 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 December, 2023.
 eXL Legal, PLLC
 Designated Email Address: efilling@exlegal.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
 1000008589
 December 22, 2023 23-01801K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2023-CP-003960-0000-XX
IN RE: ESTATE OF HELEN A. TRUMBULL Deceased.

The administration of the estate of Helen A. Trumbull, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
Leigh Keyser Phillips
 P. O. Box 832
 Lake Wales, Florida 33859-0832
 Attorney for Personal Representative:
 Richard E. Straughn, Esquire
 Florida Bar Number: 377430
 Straughn & Turner, P.A.
 Post Office Box 2295
 Winter Haven, Florida 33883-2295
 Telephone: (863) 293-1184
 Fax: (863) 293-3051
 E-Mail: rstraughn@straughtnturner.com
 Secondary E-Mail: ahall@straughtnturner.com
 December 22, 2023 23-01802K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 53-2023-CP-004514-0000-XX
Division: 14
IN RE: THE ESTATE OF DAVID CARROLL JORDAN Deceased.

The administration of the estate of David Carroll Jordan, deceased, whose date of death was October 30, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

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

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

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

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

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

The date of first publication of this notice is December 22, 2023.

/s/Edward Neill Jordan, Petitioner
 /s/ Nattaly A. Gomez, Esq.
 Attorney for Edward Neill Jordan
 Florida Bar Number: 1036183
 Patriot Legal Group
 871 Outer Road Suite B
 Orlando, FL 32814
 Telephone: (407) 737-7222
 Fax: (407) 720-8350
 E-Mail: nattaly@patriotlegal.com
 Secondary E-Mail: service@patriotlegal.com
 December 22, 2023 23-01811K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
FILE NO. 53-2023-CP-003102-0000-XX
DIVISION: PROBATE
IN RE: ESTATE OF LAMAR S. HOLDER, DECEASED

The administration of the Estate of Lamar S. Holder, 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 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-004308
Division Probate
IN RE: ESTATE OF PATRICIA ELIZABETH KRAWCZYK a/k/a PATRICIA KRAWCZYK Deceased.

The administration of the Estate of Patricia Elizabeth Krawczyk, deceased, whose date of death was October 4, 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.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-4078
IN RE: ESTATE OF DANIEL DEVITO, aka DONATO DIVITO Deceased.

The administration of the estate of DANIEL DEVITO, also known as DONATO DIVITO, deceased, whose date of death was January 28, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Curator and the Curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 22, 2023.

ROBERT D. HINES, ESQ., Curator
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Robert D. Hines, Esq.
 Attorney for Curator
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email: jrivera@hnh-law.com
 December 22, 2023 23-01790K

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 22, 2023.

Personal Representative:
Janice King
 1551 Old Hilton Road
 Chaplin, SC 29036
 Attorney for Personal Representative:
 Carol J. Wallace
 Attorney for Personal Representative
 Florida Bar Number: 71059
 Elder Law Firm of Clements & Wallace PL
 310 East Main Street
 Lakeland, FL 33801
 Telephone: (863) 687-2287
 Fax: (863) 682-7385
 E-Mail: cwallace@mclements.com
 Secondary E-Mail: cross@mclements.com
 December 22, 2023 23-01782K

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CC-006467-0000-00
BRIDGECREST CREDIT COMPANY, AS AGENT AND SERVICER FOR CARVANA, LLC, Plaintiff, v. DEVIN LANANE BLANTON, Defendants.

To the following Defendant(s):
 DEVIN LANANE BLANTON
 (Last Known Address: 269 Meadowbrook Blvd., Winter Haven, FL 33881)

YOU ARE NOTIFIED that an action for breach of contract and to recover personal property, the:

2019 DODGE DURANGO SPORT UTILITY WITH VIN1CARJDJAG0KC500737 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before January 18, 2024, a date which is within thirty to sixty days after the first publication of this Notice in the Business Observer and file the original

with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08.

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

WITNESS my hand and the seal of this Court this 12 day of Dec., 2023.

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

Ghidotti| Berger LLP,
 Attorney for Plaintiff,
 1031 North Miami Beach Boulevard,
 North Miami Beach, FL 33162
 December 22, 2023 23-01786K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 23CP-4516
IN RE: ESTATE OF JOHN EDWARD GYNNIP, Deceased
SSN: XXX-XX-2386

The administration of the estate of JOHN EDWARD GYNNIP, deceased, whose date of death was May 18, 2023, and whose Social Security Number is XXX-XX-2386, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 22nd day of December, 2023.

Signed on this 19th day of December, 2023.

Personal Representative:
Nathan Gynnip
 830 W. Beacon Rd., Apt.#9
 Lakeland, FL 33803
 Attorney for Personal Representative:
 Michael A. Johnson
 Florida Bar #: 0474258
 P.O. Box 1397
 Lakeland, FL 33802-1397
 Telephone: (863) 688-0741
 Fax#: (863) 688-0472
 Primary email:
majlaw@tampabay.rr.com
 December 22, 2023 23-01812K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2023-CP-004531-0000-XX
IN RE: ESTATE OF WALTER H. LUPKE Deceased.

The administration of the estate of Walter H. Lupke, deceased, whose date of death was November 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
Louise Lupke Smith
 302 East Palm Street
 Davenport, Florida 33837
 Attorney for Personal Representative:
 Mark G. Turner, Esquire
 Florida Bar Number: 794929
 Straughn & Turner, P.A.
 Post Office Box 2295
 Winter Haven, Florida 33883-2295
 Telephone: (863) 293-1184
 Fax: (863) 293-3051
 E-Mail: mturmer@straughtnturner.com
 Secondary E-Mail: ahall@straughtnturner.com
 December 22, 2023 23-01794K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2023CP0040800000XX
Division: PROBATE
IN RE: THE ESTATE OF DIANNE ELIZABETH BELL Deceased.

The administration of the estate of Dianne Elizabeth Bell, deceased, whose date of death was July 21, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

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

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

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

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

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

The date of first publication of this notice is December 22, 2023.

/s/Gary Bell
Gary Stephen Bell, Petitioner
 /s/Nattaly A. Gomez
 Nattaly A. Gomez, Esq.
 Attorney for Gary Stephen Bell
 Florida Bar Number: 1036183
 Patriot Legal Group
 871 Outer Road Suite B
 Orlando, FL 32814
 Telephone: (407) 737-7222
 Fax: (407) 720-8350
 E-Mail: nattaly@patriotlegal.com
 Secondary E-Mail: service@patriotlegal.com
 December 22, 2023 23-01781K

SECOND INSERTION

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

CASE NO. 2019CA001736000000 WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. ANNETTE REYES BURNSSED; RICKIE H BURNSSED; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order amending Final Judgment and Rescheduling Foreclosure Sale filed November 21, 2023 and entered in Case No. 2019CA001736000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates is Plaintiff and ANNETTE REYES BURNSSED; RICKIE H BURNSSED; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.

REALFORECLOSE.COM at 10:00 A.M., on January 5, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 61, BLOCK C, WELLINGTON PHASE II, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE(S) 24, 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.

This notice is provided pursuant to Administrative Order No.1-21.5.

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 14th day of December 2023.

Marc Granger, Esq.
Bar. No.: 146870

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 22-00892 CMS
V6.20190626
December 22, 29, 2023 23-01788K

SECOND INSERTION

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

CIVIL DIVISION
Case No. 53-2023-CA-006411
Division 07

NEXBANK Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ANNA WILLEY A/K/A ANNA MAY WILLEY, DECEASED, TAMARA KIRKMAN A/K/A TAMARA LYNN KIRKMAN A/K/A TAMARA L KIRKMAN, AS KNOWN HEIR OF ANNA WILLEY A/K/A ANNA MAY WILLEY, DECEASED, et al. Defendants.

TO: UNKNOWN SPOUSE OF TAMARA KIRKMAN A/K/A TAMARA LYNN KIRKMAN A/K/A TAMARA L KIRKMAN
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1300 OLD STOKES RD
FROSTPROOF, FL 33843

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 58 OF OAK RIDGE ESTATES, PHASE IX, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 1300 OLD STOKES RD, FROSTPROOF, FL 33843 has been filed against you and

you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before January 8, 2024 (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

Dated: Dec. 1, 2023.

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

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
298100/2322283/wlp
December 22, 29, 2023 23-01804K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL.; , et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated December 14, 2023, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.

polk.realforeclose.com, at 10:00 a.m.,

on the 19TH day of JANUARY, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 19th day of December, 2023.

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive,
Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ J. Anthony Van Ness
J. Anthony Van Ness, Esq.
Bar Number: 391832
Email: TVanness@vanlawfl.com
PHH4842-17/sap
December 22, 29, 2023 23-01813K

SECOND INSERTION

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

CASE NO.: 2023CA-00449-0000-00

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERRY MCCLENDON; FLORIDA DEPARTMENT OF REVENUE; FLORIDA HOUSING FINANCE CORPORATION; POLK COUNTY, FLORIDA, CLERK OF COURT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LATASHA MCCLENDON A/K/A LATASHA NICOLE BROOME; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 2nd day of February 2024, the following described property as set forth in said Final Judgment, to wit:

THE NORTH HALF (N 1/2) OF LOT 23 AND ALL OF LOT 24, LAKE SHIPP HEIGHTS UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 100

HIGH ST, WINTER HAVEN, FL 33880

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 18 day of December 2023.
By: /s/ Pratik Patel
Pratik Patel, Esq.
Bar Number: 98057

Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438

DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-00948
December 22, 29, 2023 23-01805K

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. 2022CA002130000000

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

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E BOYD, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2023, and entered in 2022CA002130000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E. BOYD; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID BOYD, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN BOYD, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SYLVIA ROE, DECEASED; RONALD E. BOYD, JR; WILLIAM C. BOYD; JOSEPH A. BOYD; DONALD E. BOYD; MARIAN MELOTT; JO ANN PRINKEY; MARGARET HOLLER; SUE BOYD;

DAVID BOYD; MELINDA JACOBS; ROSELYN CAYSON; WESTLEY ROE; TIMOTHY ROE; BRANDON ROE; ERIC ROE; FLORIDA HOUSING FINANCE CORPORATION 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 January 09, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, AUBURNDALE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 610 OAK ST, AUBURNDALE, FL 33823

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

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

Dated this 17 day of December, 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
22-030071 - NaC
December 22, 29, 2023 23-01808K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2022CA001326000000 AMERIHOM MORTGAGE COMPANY, LLC; Plaintiff, vs. GEORGE BRINKLEY A/K/A GEORGE E. BRINKLEY, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to cancel and Reschedule Foreclosure Sale dated November 14, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com, on January 16, 2024, the following described property:

Lot 14, Block 2, LAKE BONNY HEIGHTS, according to the plat thereof, as recorded in Plat Book 35, Page 24, Public Records of Polk County, Florida.
Property Address: 2175 MONTICELLO AVE, LAKE LAND, FL

33801
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Andrew Arias FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-01881 / CASE NO.:
2022CA001326000000
December 22, 29, 2023 23-01815K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2022CA00335000000

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ELSON CRUZ NIEVES, et al., Defendant.

To: GRISEL CATALAN
2367 PECOS LN, POINCIANA, FL 34759

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 1, BLOCK 3115, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

styled Court on or before January 18, 2024 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 this 12 day of December, 2023.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Asuncion Nieves
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
23-07384FL
December 22, 29, 2023 23-01785K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2023CA006544000000

SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. MICHELLE R. SIMONS, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF DOROTHY S. SIMONS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS

ADDRESS: UNKNOWN
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 183, SOLIVITA - PHASE IIIB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 36-39, 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 address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before

01/18/2024, a date which is within thirty (30) days after the first publication of this Notice in 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 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 12th day of December, 2023

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

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
23-07774FL
December 22, 29, 2023 23-01784K

SECOND INSERTION

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

Case No.: 532023CA005625000000
ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v.

UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED; AGATHA DOMINGO A/K/A AGATHA LAURETTA DOMINGO; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; MV REALTY PBC, LLC; 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; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED (RESIDENCE UNKNOWN) AGATHA DOMINGO A/K/A AGATHA LAURETTA DOMINGO (LAST KNOWN ADDRESS) 401 DANUBE DRIVE KISSIMMEE, FL 34759

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

LOT 1, BLOCK 1149, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19-28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 401 Danube Dr., Kissimmee, FL 34759

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 01/19/2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 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.

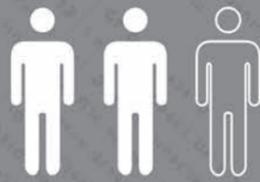
WITNESS my hand and the seal of this Court this 13 day of December, 2023.

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

Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
December 22, 29, 2023 23-01807K

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.



Why try to fix something that isn't broken?

2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

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.

