

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

Notice to Creditors
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP-3716
IN RE: ESTATE OF
WENDY LEA MEYER
Deceased.

The administration of the estate of Wendy Lea Meyer, deceased, whose date of death was August 17, 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 February 9, 2024.

Personal Representative

Marcia Kirkland
448Academy Dr
Friendsville, TN 37737
Attorney for Personal Representative
Andrew J. Oram
FL Bar No.: 1015374
Andrew J. Oram, Attorney at Law
332 Ave B SW Suite 107
Winter Haven, FL 33880
(863) 259-4743
andrew@oram.law
February 9, 16, 2024 24-00179K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2024-CP-000313
In Re The Estate Of:
LONELL GUY,
Deceased

The administration of the estate of LONELL GUY, deceased, whose date of death was October 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, 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 THREE MONTHS (3) 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 the first publication of this notice is February 9, 2024.

REX GUY - PR

LAW OFFICES OF STEVEN K. JONAS, P.A.
Attorney for Personal Representative
4914 State Road 54
New Port Richey, Florida 34652
(727) 846-6945; Fax (727) 846-6953
email:
sjonas@gulfcoastlegalcenters.com
jnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
February 9, 16, 2024 24-00190K

FIRST INSERTION

Notice to Creditors
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP-3502
IN RE: ESTATE OF
KYLE MARIE BERNHARDT
Deceased.

The administration of the estate of Kyle Marie Bernhardt, deceased, whose date of death was July 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS 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 February 9, 2024.

Personal Representative:

Lauren Bernhardt
1037 W Miller Dr
Moore Haven, Florida 33471
Attorney for Personal Representative:
Andrew J. Oram
FL Bar No.: 1015374
Andrew J. Oram, Attorney at Law
332 Avenue B SW STE 200-21
Winter Haven, Florida 33880
Telephone: (863) 278-5989
andrew@oram.law
February 9, 16, 2024 24-00180K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
53-2023-CP-0045240000-XX
IN RE: Estate of
FRANCES E. BISCH,
Deceased.

The administration of the estate of Frances E. Bisch, deceased, whose date of death was September 1, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33860. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 9, 2024.

Co-Personal Representatives:

/s/ Demien Blake
Demien Blake
1318 Chalcedony Drive
Weslaco, Texas 78596
/s/ John J. Bisch Jr.
John J. Bisch, Jr.
96 E. Lake Drive
Rehoboth Beach, DE 19971
Attorney for Co-Personal
Representatives:
/s/ Amy L. Phillips
AMY L. PHILLIPS
Attorney for Petitioner
Florida Bar No. 91682
P.O. Box 4397
Winter Haven, FL 33885
(863) 268-8292
amy@amyphillipspllc.com
February 9, 16, 2024 24-00177K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-004762-0000-XX
Division: Probate
IN RE: ESTATE OF
SUSAN G. MCGARVEY,
Deceased

The administration of the Estate of Susan G. McGarvey, deceased, whose date of death was May 1, 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 hav-

ing 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 February 9, 2024.

Personal Representative:

Kevin A. Scott
3125 Emerson Place
Plant City, FL 33566
Attorney for Personal Representative:
Carol 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: cw Wallace@mclements.com
Secondary E-Mail:
cross@mclements.com
February 9, 16, 2024 24-00197K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-004605-0000-XX
IN RE: ESTATE OF
JAMES V. LANDON,
A/K/A JAMES VROMAN LANDON
Deceased.

The administration of the estate of James V. Landon, a/k/a James Vroman Landon, deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, 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 February 9, 2024.

Personal Representative:

Clifford J. Landon
2550 North 63rd St.
Wauwatosa, WI 53213
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
1920 East Bay Dr.
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
February 9, 16, 2024 24-00211K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24CP-0168
IN RE: ESTATE OF
JO ANN HENDERSON,
Deceased
SSN: XXX-XX-1710

The administration of the estate of JO ANN HENDERSON, deceased, whose date of death was November 24, 2022, and whose Social Security Number is XXX-XX-1710, 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 9th day of February, 2024.

Signed on this 6th day of February, 2024.

Personal Representative:

Lynda Lea Altman
3124 Little Valley Way
Lakeland, FL 33812
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
February 9, 16, 2024 24-00201K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2023-CP-003374
JUDGE: MARK F. CARPANINI
IN RE: ESTATE OF
DAVID WILLIAM LOWE,
DECEASED.

The administration of the Estate of David William Lowe, deceased, whose date of death was May 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is February 9, 2024.

Personal Representative:

DocuSigned by:
David Charles Lowe
2214 N. 77th Ct.
Elmwood Park, Illinois 60707
Attorney for Personal Representative:
DocuSigned by:
Dallas E. Klemmer, Esq.
Attorney for David Charles Lowe
Florida Bar Number: 1044938
Quarles & Brady LLP
1395 Panther Lane,
Suite 300
Naples, Florida 34109
Telephone: (239) 262-5959
Primary E-Mail:
dallas.klemmer@quarles.com
Secondary E-Mail:
debra.seymour@quarles.com
lisa.brown@quarles.com
QB/86649285.1
February 9, 16, 2024 24-00192K

FIRST INSERTION

The Florida Department of Transportation will be transferring surplus property located on SR 542 from Buckeye Loop to US 27 in Polk county, as required by Florida Statute Chapter 253. The property contains approximately 5,922 square feet.

February 9, 2024 24-00202K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 02/23/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2004 FOWI travel trailer bearing the vehicle identification number 47CFF3M254G512886 and all personal items located inside the travel trailer. Last Tenant: Katlyne Jeannine Scelford and Jordan Myers n/k/a Jourdan Myers. Sale to be held at: Themewood RV Resort, 2727 Frontage Road, Davenport, Florida 33837, 863-424-8362.
February 9, 16, 2024 24-00209K

FIRST INSERTION

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

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.
C20 K.M. Ferrell
F1 Y. Soto
G30 R. Manghram
H31 Y. Moore

Units will be listed on www.storage auctions.com Auction ends on February 26,2024@11:00 AM or after
February 9, 16, 2024 24-00208K

FIRST INSERTION

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 February 9, 2024.

Personal Representative:

Charles Durward McDonell, Jr.
3503 Greystone Circle West
Wilson, North Carolina 27893
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
February 9, 16, 2024 24-00214K

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 Champions Christian Preschool located at 41219 Highway 27 in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of February, 2024.
Champions Church of Davenport, Inc.
Kevin D. Slack
February 9, 2024 24-00187K

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 Champions Christian Academy located at 41219 Highway 27 in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of February, 2024.
Champions Church of Davenport, Inc.
Kevin D. Slack
February 9, 2024 24-00186K

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-000049-0000-XX
Division 14
IN RE: ESTATE OF
BARNES GERALD MCDONELL
Deceased.

The administration of the estate of Barnes Gerald McDonell, deceased, whose date of death was October 2, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

Copyright Notice

Copyright Notice: All rights reserved re common-law copyright of trade-name/trade-mark, HAROLD DARION DWIGHT II © as well as any and all derivatives and variations in the spelling of said trade-name/trade-mark — Common law copyright © 2003 by Harold Darion Dwight II ©. Said common-law trade-name/trade-mark, HAROLD DARION DWIGHT II ©, may neither be used, nor reproduced, neither in whole nor in part, nor in any manner whatsoever, without the prior, express, written consent and acknowledgment of Harold Darion Dwight II © as signified by the red-ink signature of Harold Darion Dwight ©, hereinafter "Secured Party." With the intent of being contractually bound, any juristic person, well as the agent of said juristic person, consents and agrees by this Copyright Notice that neither said said juristic person, nor the agent of said juristic person, shall display, nor otherwise use in any manner, the common-law trade-name/trade-mark HAROLD DARION DWIGHT II ©, nor the common law copyright described herein, nor any derivative of, nor any variation in the spelling of, HAROLD DARION DWIGHT II ©, without the prior, express, written consent and acknowledgement of Secured Party, as signified by Secured Party's signature in red-ink. Secured Party neither grants, nor implies, nor otherwise gives consent for any unauthorized use of HAROLD DARION DWIGHT II ©, and all such unauthorized use is strictly prohibited. Secured Party's is not now, nor has Secured Party ever been, an accommodation party, nor a surety, for the purported debtor, i.e. "HAROLD DARION DWIGHT II ©," nor any derivative of, nor for any variation in the spelling of, said name, nor for any other juristic person, and is so-indemnified and held harmless by Debtor, i.e. "HAROLD DARION DWIGHT II ©," in Hold-harmless and Indemnity Agreement No. HDD-091103-HHIA dated the Eleventh Day of the Ninth Month in the Year of our Lord Two Thousand and three against any and all claims, legal actions, orders, warrants, judgments, demands, liabilities, losses, depositions, summonses, lawsuits, costs, fines, liens, levies, penalties, damages, interest, and expenses, whatsoever, both absolute and contingent, as are due and as might become due, now existing and as might hereafter arise, and as might be suffered by, imposed on, and incurred by Debtor for any and every reason, purpose, and cause whatsoever. Self-executing Contract/Security Agreement in Event of Unauthorized Use: By this Copyright Notice, bot the juristic person and the agent of said juristic person hereinafter jointly and severally "User," consent and agree that any use of HAROLD DARION DWIGHT II © other than authorized use as set forth above constitutes unauthorized use, counterfeiting, of Secured Party's common-law copyrighted property, contractually binds User, renders the Copyright Notice a Security Agreement wherein User is debtor and Harold Darion Dwight II © is Secured Party, and signifies that User: (1) grants Secured Party a security interest in all Users assets, land, and personal property, and all of User's interest in assets, land, and personal property, in the sum certain amount of \$500,000.00 per each occurrence of use of the common-law-copyrighted trade-name/trademark HAROLD DARION DWIGHT II ©, as well as for each and every occurrence of use any and all derivatives of, and variations in the spelling of, HAROLD DARION DWIGHT II ©, plus costs, plus triple damage; (2) authenticates this Security Agreement wherein User is debtor and Harold Darion Dwight II © is Secured Party, and wherein User pledges all of User's assets, land, consumer goods, farm products, inventory, equipment, money, investment property, commercial tort claims, letters of credit, letter-of-credit rights, chattel paper, instruments, deposit accounts, accounts, documents, and general intangibles, and all User's interest in all such foregoing property, now owned and hereafter acquired, now existing and hereafter arising, and wherever located, as collateral for securing User's contractual obligation in favor of Secured Party for User's unauthorized use of Secured Party's common-law-copyrighted property; (3) consents and agrees with Secured Party's filing of a UCC Financing Statement in the UCC filing office, as well as in any county recorder's office, wherein User is better and Harold Darion Dwight II © is Secured Party; (4) consents and agrees with Secured Party's filing of a UCC Financing Statement described above in paragraph "(3)" is a continuing financing statement, and further consents and agrees with Secured Party's filing of any continuation statement necessary for maintaining Secured Party's perfected security interest in all of User's property and interest in property, pledged as collateral in this Security Agreement and described above in paragraph "(2)," until User's contractual obligation theretofore incurred has been fully satisfied; (5) consents and agrees with Secured Party's filing of any UCC Financing Statement, as described above in paragraphs "(3)" and "(4)," as well as the filing of any Security Agreement, as described above in paragraphs "(2)," in the UCC filing office, as well as in any county recorder's office; (6) consents and agrees that any and all such filings describes in paragraphs "(4)" and "(5)" above are not, and may not be considered, bogus, and that User will not claim any such filings is bogus; (7) waives all defenses; and (8) appoints Secured Party as Authorized Representative for User, effective upon User's default re User's contractual obligations in favor of Secured Party as set forth below under "Payment Terms" and "Default Terms," granting Secured Party full authorization and powerful engaging in any and all actions on behalf of User including, but not limited by, authentication of a record on behalf of User, as Secured Party, in Secured Party's sole discretion, deems appropriate, and User further consents and agrees that this appointment of Secured Party as Authorized Representative for User, effective upon User's default, is irrevocable and couple with security interest. User further consents and agrees with all of the following additional terms of Self-executing Contract/Security Agreement in the Event of Unauthorized Use: Payment Terms: In accordance with fees for unauthorized use of HAROLD DARION DWIGHT II © as set forth above, User hereby consents and agrees that User shall pay Secured Party all unauthorized-use fees in full within ten (10) days of the date User is sent Secured Party's invoice, hereinafter "Invoice," itemizing said fees. Default Terms: In event of non-payment in full of all unauthorized-use fees by User within (10) days of date Invoice is sent, User shall be deemed in default and: (a) all of User's property and property pledged as collateral by User, as set forth in above paragraph "(2)," immediately becomes, i.e. is, property of Secured Party (b) Secured Party is appointed User's Authorized Representative as set forth above in paragraph "(8)"; and (c) User consents and agrees that Secured Party may take possession of, as well as otherwise dispose of in any manner that Secured Party, in Secured Party's sole discretion, deems appropriate, including, but not limited by, sale at auction, at any time following User's default, and without further notice, any and all of User's property and interest, described above in paragraph "(2)," formerly pledged as collateral by User, now property of Secured Party, in respect of this "Self-executing Contract/Security Agreement in Event of Unauthorized Use," that Secured Party, again in Secured Party's sole discretion deems appropriate. Terms for Curing Default: Upon event of default, as set forth above under "Default Terms," irrespective of any and all of User's former property and interest in property, described above in paragraph "(2)," in the possession of, as well as disposed of by, Secured Party, as authorized above under Default "Terms," User may cure User's default only re the remainder of User's said former property and interest property, formerly pledged as collateral that is neither in the possessions of, nor otherwise disposed of by, Secured Party within twenty (20) days of the date of User's default only by payment in full. Terms of Strict Foreclosure: User's non-payment in falloff all unauthorized-use fees itemized in invoice within said twenty (20) day period for curing default as set forth above under "Terms for Curing Default" authorizes Secured Party's immediate non-judicial strict foreclosure on any and all remaining former property and interest in property, formerly pledged as collateral by User, now property of Secured Party, which is not in the possession of, nor otherwise disposed of by, Secured Party upon expiration of said twenty (20) day default-curing period. Ownership subject to common-law copyright and UCC Financing Statement and Security Agreement filed with the UCC filing office. Record Owner: Harold Darion Dwight II ©, Autograph Common Law Copyright © 2003. With HAROLD DARION DWIGHT II ©, as set forth above paragraph "(1)" under "Self-executing Contract/Security Agreement in Event of Unauthorized Use."

24-00181K

FIRST INSERTION

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

CASE NO.: 53-2023-CA-000504

U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

vs. ALBERTO AVILA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 21, 2023, and entered in Case No. 53-2023-CA-000504 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Alberto Avila, Blanca Rosa Gonzalez Pla aka Blanca R. Gonzalez, Florida Housing Finance Corporation, State of Florida, Department of Revenue, MV Realty PBC, LLC, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the March 5, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

THE SOUTH 66 FEET OF THE NORTH 132 FEET OF THE SOUTH 603.82 FEET OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY FLORIDA. LESS AND EXCEPT THE WEST 330 FEET THEREOF AND THE WEST 25 FEET FOR RIGHT OF WAY.

BEING A PART OF LOT 43 OF FARMING & TRUCKING LANDS OF W.F. HALLMAN & CO'S LAKELAND HIGHLANDS, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 101, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2322 CHRISTY LN LAKE-LAND FL 33801
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 06 day of February, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertelliaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
CT - 22-010301
February 9, 16, 2024 24-00206K

FIRST INSERTION

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

CASE NO.: 2023-CA-006059

HIGHLAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff,

vs. LISA FRANCES POLIAFICO, MARIA C. POLIAFICO, CARLO POLIAFICO, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on January 4, 2024 in Case No. 2023-CA-006059, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LISA FRANCES POLIAFICO, MARIA C. POLIAFICO, CARLO POLIAFICO, UNKNOWN TENANT #1 and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Monday, February 19, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 277, PLAT of RIDGE AT HIGHLAND MEADOWS, according to the Plat thereof recorded in Plat Book 164, Page 43 of the

Public Records of Polk County, Florida, with the following street address: 636 Meadow Pointe Drive, Haines City, FL 33844.

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

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

Dated this 5th day of February, 2024.
/s/ Shay M. Beaudoin
PATRICK H. WILLIS, ESQUIRE
Florida Bar No.: 526665
pwillis@willisoden.com
SHAY M. BEAUDOIN, ESQUIRE
Florida Bar No.: 1024968
sbeaudoin@willisoden.com
WILLIS | ODEN
390 N. Orange Avenue, Suite 1600
Orlando, FL 32801
Telephone: (407) 903-9939
Attorneys for Plaintiff
113327-0080
February 9, 16, 2024 24-00207K

FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May Apply"

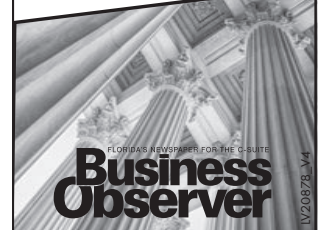
March 4, 2024
Hanley's Mobile LLC
1717 Prima Lago Ter, Lakeland, FL
2004 CHEV 2G1WP521749244483
\$881.98
March 11, 2024
Podium Auto Collision LLC,
8217 US HWY 98 N, Lakeland, FL
2013 HOND 19XFB2F54DE013673
\$7232.09

February 9, 2024 24-00215K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



Are there different types of legal notices?

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

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-2366 DIVISION: 11

KIMBERLY M. FREEMAN, ISAOA/ATIMA, and Individually and MARK A. FREEMAN ISAOA/ATIMA, and Individually, Plaintiffs, vs. DIRECT SUCCESS INVESTMENTS, LLC, a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, UNKNOWN TENANT IN POSSESSION and LYNK INVESTMENTS, LLC, a Florida Limited Liability Company, Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Summary Judgment dated January 24, 2024, and entered in Case Number: 2022-CA-2366 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein LYNK INVESTMENTS, LLC, a Florida limited liability company, is Plaintiff, and KIMBERLY M. FREEMAN, MARK A. FREEMAN, DIRECT SUCCESS INVESTMENTS, LLC, a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION, are Defendants. The Clerk of the Court shall sell to the highest and best bidder for cash, at public sale on March 11, 2024, at 10:00 a.m. in an online sale pursuant to Section 45.031 at https://www.polk.realforeclose.com after having given notice as required by section 45.031, Florida Statutes, the following described properties as set forth in said Summary Judgment to wit:

Certain real property, hereafter referred to as the "Real Property" and more particularly described as in Exhibit "A."

Certain real property, hereafter referred to as the "Real Property" and more particularly described as follows:

Lot 27, and the West 20 feet of Lot 28, Block 23, SHORE ACRES, according to the map or plat thereof, as recorded in Plat Book 7, Page 15, of the Public Records of Polk County, Florida. Parcel ID # 172824-193000-023270

All improvements and structures now or hereafter erected on the Real Property (including all replacements and additions); All easements, rights of way, rights (including air, mineral, riparian, and development rights), franchises, tenements, appurtenances, leases, permits, licenses, powers, and privileges in my way now or hereafter belonging, relating, or pertaining to the Real Property or the buildings and improvements now or hereafter erected thereupon;

All agreements, contracts, certificates, permits, licenses, plans, specifications, and other documents related to the development, construction, renovation, or operation of the Real Property or the buildings and improvements now or hereafter erected thereupon;

All furniture, fixtures, equipment, supplies, and materials now or hereafter located on or attached to the Real Property (including, but not limited to, construction materials, tools, furnishings, machinery, ranges, refrigerators, dishwashers, heating and air conditioning units, washing machines, dryers, maintenance equipment, awnings, shades, blinds, and carpeting), including replacements and additions thereto;

All proceeds paid under any insurance policies covering any of the Real Property, all property tax refunds or rebated received in regards to the Real Property, all condemnation proceeds, and all settlements or awards resulting from any suit or claim pertaining to any of the Real Property;

All present and future oral and written leases, licenses, and agreements for the use or occupancy of the whole or any part of the Real Property, including all amendments of, supplements to, and renewals and extensions thereof at any time made (all such leases, agreements, amendments, supplements, renewals, and extensions being hereinaf-

ter referred to collectively as the "Leases") together with all rents, earnings, income, issues, profits, royalties, revenues, insurance proceeds (including, but not limited to, any policy of insurance covering loss of income or rents for any cause) whether pursuant to any of the Leases or otherwise, and all other monetary benefits now existing or hereafter arising, derived, or accrued from or belonging to the Property or such Leases, including any and all payments in lieu of rent, condemnation proceeds, damages, security deposits, rebates or refunds of impact fees, water or sewer connection fees, utility costs, taxes, assessments or other charges and all other sums due or to become due under and pursuant thereto (collectively the "Rents");

All guaranties of the tenant's performance under any of the Leases;

Any award made to Direct Success in any court proceeding involving any of the tenants in any bankruptcy, insolvency, or reorganization proceedings in any state or Federal court;

All reserves, escrows, and deposit accounts maintained with respect to the Real Property; All rights, powers, privileges, options mid other benefits of Direct Success as lessor under such Leases including, but not limited to, the following: (a) the immediate and continuing right to receive and collect an Rents; and (b) the right to make waiver agreements and settlements, to give and receive an notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement, conduct, and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which Direct Success is or may become entitled to do under any of the Leases;

All present and future contracts, agreements, permits, approvals, entitlements, escrows, licenses, documents, certificates, plans, drawings, specifications, and other similar instruments related or pertaining to the development, construction, renovation, improvement, or operation of the Property, together with all amendments of, supplements to, and renewals and extensions thereof at any time made (the "Contracts");

All rights, powers, privileges, options, and other benefits of Direct Success under the Contracts, including, but not limited to, (a) the right to give waivers, consents, notices (b) the right to modify, terminate, or extend the contracts (c) the right to enforce any and all rights or remedies available to Direct Success, either for the benefit of Direct Success or Lender (d) the right to freely enjoy all benefits of the Contracts and (e) the right to lake any action to do any and all things that Direct Success is or may become entitled to do under any of the Contracts.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS PROCEEDS FROM THE SALE, IF ANY, OTHER THEN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. In accordance with the American with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding or program, 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, Florida 33830, (863) 534-4686, as far in advance as possible, but preferably at least seven (7) working days before your scheduled court appearance or other court activity; or immediately upon receiving your notification if the time before the scheduled court appearance or other court activity is less than seven (7) days; if you are hearing or voice impaired, call 711.

/s/ Nicholas W. Morcom, Esq.
February 9, 16, 2024 24-00189K

FIRST INSERTION

Phoenix Tower International is proposing to construct a 150-foot tall overall height monopole telecommunications structure located off Longhorn Drive, Lake Wales, Polk County, Florida (27° 45' 51.6" N, 81° 11' 25.0" W). The proposed tower is anticipated to utilize FAA Style E (medium intensity, dual red/white strobes) lighting.

Any interested party may request further environmental review of the proposed action under the FCC's National Environmental Policy Act rules, 47 CFR §1.1307, by notifying the FCC of the specific reasons that the action may have a significant impact on the quality of the human environment. This request must only raise environmental concerns and can be filed online using the FCC pleadings system at www.fcc.gov or mailed to FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554 within 30 days of the date that notice of this proposed action is published on the FCC's website. Refer to File No. A1275265 when submitting the request and to view the specific information about the proposed action. 24-000047 DMG
February 9, 2024 24-00184K

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.: 2023-CA-000088 ABL RPC RESIDENTIAL CREDIT ACQUISITION, LLC, a Delaware limited liability company, Plaintiff, vs.

NUESPY LNVESTMENTS, LLC, A/K/A NUESPY INVESTMENTS, a New York limited liability company; and LUZ NUNEZ, individually, if alive, and if dead, the unknown spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees or other persons claiming by, through, under or against them, or any of them and all unknown persons, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated January 30, 2024, entered in Civil Case No.: 2023-CA-000088 of the 10th Judicial Circuit in and for Polk County, Bartow, Florida, in which ABL RPC Residential Credit Acquisition, LLC, is the Plaintiff and Nuespy Investments, LLC, a/k/a Nuespy Investments, and Luz Nunez are defendants, the Polk County Clerk of the Circuit 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 15th day of March, 2024, 10:00 a.m. on the following described property as set forth in said Order Resetting Foreclosure Sale, to wit:

THE EAST 1/2 OF LOT 12, LESS ANY PART LYING WITHIN THE WEST 32.6 FEET OF

SAID LOT 12, AND ALL OF LOTS 13 AND 14 IN BLOCK 64 OF DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 58 AND 59 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 312 EAST MAPLE STREET, DAVENPORT, FL 33837

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

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

DUANE C. ROMANELLO, P.A. /s/ William S. Frazier William S. Frazier, Esquire Florida Bar No.: 0080373 Attorneys for Plaintiff 1919 Blanding Boulevard, Suite 8 Jacksonville, Florida 32210 904-384-1441 904-384-4868 (fax) rgfpledings@gmail.com tdavis@delaw.com February 9, 16, 2024 24-00199K

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. 2021CA002820000000 WELLS FARGO BANK, N.A., Plaintiff, vs. FELIX ANDINO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2024, and entered in 2021CA002820000000 of the Circuit Court of the TENTH Judicial Circuit 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 the Plaintiff and FELIX ANDINO A/K/A FELIX ANDINO; ASSOCIATION OF POINCIANA VILLAGES, INC. ; SOLIVITA COMMUNITY ASSOCIATION, INC. F/K/A POINCIANA VILLAGE TEN ASSOCIATION, INC.; AVATAR PROPERTIES, INC. D/B/A SOLIVITA CLUB; JAMES LOVE; RICHETTA ANDINO; OWNERS SELF FINANCE 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 February 28, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 64, SOLVITA-PHASE IIA, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 115, PAGE 9 THROUGH 11, INCLUSIVE,

OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 316 SHELBOURNE LOOP, KISSIMMEE, FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 2 day of February, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-098539 - NaC February 9, 16, 2024 24-00213K

FIRST INSERTION

NOTICE OF SALE (Rescheduled Sale Pursuant to Order of Court Dated January 25, 2024.) IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2023CA-000480-0000-00 NORMAN HARRIS SERVICES, INC., Plaintiff, v.

U SPORTS LEAGUE, LLC, A Florida Limited Liability Company, Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Foreclosure dated October 26, 2023, and entered in the above styled cause, wherein NORMAN HARRIS SERVICES, INC., is the Plaintiff and U SPORTS LEAGUE, LLC, A Florida Limited Liability Company, is the Defendant, Stacy M. Butterfield, as Clerk of the Circuit Court of Polk County, Florida, will sell to the highest and best bidder for cash, in accordance with statutes governing judicial sales, set forth in Chapter 45, Florida Statutes on March 11, 2024, the following described property as set forth in said Final Judgment:

Lot 69, Chelsea Woods at Providence, according to plat thereof, as recorded in Plat Book 132, Page(s) 3 through 7, of the Public Records of Polk County, Florida.

All sales are to be held online, pursuant to the Administrative Order described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realforeclose.com, in accordance with Chapter 45 of the Florida Statutes. 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 disabilities who needs any special 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, Polk County Courthouse, 255 N. Broadway Ave., Bartow, FL 33830, (863) 534-4690 within two (2) working days of your receipt of this notice of sale. If you are hearing or voice impaired, call TDD (800) 534-7777, or Florida Relay Services 711. Dated February 6, 2024. STACY M. BUTTERFIELD, Clerk of the Circuit Court /s/ Christopher Desrochers Christopher A. Desrochers, P.L. 2504 Ave. G NW Winter Haven, FL 33880 (863) 299-8309 Email: cadlawfirm@hotmail.com Fla. Bar #0948977 Counsel for Plaintiff. February 9, 16, 2024 24-00200K

FIRST INSERTION

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

CASE NO.: 2023CA006440000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING PLAINTIFF, VS.

EPIPHRON INTEGRATED SOLUTIONS INC., ET AL., DEFENDANT(S).

TO: Unknown Tenant in possession of the subject property Last Known Address: 1311 Yorkshire Ct, Davenport, FL 33896 Current Residence: UNKNOWN

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

Lot 13, DALES AT WEST HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE(S) 37 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before

03/08/2024, within or before a date at least (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 31 day of January, 2024.

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

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 February 9, 16, 2024 24-00198K

FIRST INSERTION

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

CASE NO.: 2022CA001841000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

MARY J. BABYLON, MARY A. WRIGHT ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 22nd day of January 2024, and entered in Case No. 2022CA001841000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARY J. BABYLON; MARY A. WRIGHT and LAKE DEXTER WOODS HOMEOWNERS ASSOCIATION, INC.; are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 22nd day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 87, LAKE DEXTER WOODS, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIM-

ING 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 31st day of January, 2024.

By: Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0685 February 9, 16, 2024 24-00176K

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. 532023CA005119000000 Freedom Mortgage Corporation, Plaintiff, vs.

Luis M. Mauro Calderin, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005119000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis M. Mauro Calderin; Yorla Barreras Reyes are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 AM on the 14th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 66, DOVE HOLLOW, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FLORIDA. TAX ID: 24-29-14-283131-000660

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 6th day of February, 2024.

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00926 February 9, 16, 2024 24-00210K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of WANDA CLARKE, if deceased any unknown heirs or assigns, and JOHNNY JAMES, will, on February 21, 2024, at 10:00 a.m., at 5130 ABC Road, Lot #44, Lake Wales, Polk County, Florida 33859; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

THE MOBILE HOME located at the premises address above, and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 February 9, 16, 2024 24-00203K

February 9, 16, 2024 24-00203K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BLACK WATER OFF ROAD ACCESSORIES : Located at 10952 PONDEROSA LN : Polk County in

the City of LAKELAND : Florida, 33809 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LAKELAND Florida, this January day of 31, 2024 EISNAUGLE STANLEY W February 9, 2024 24-00178K

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL ACTION NO.: 2023-CA-5790
PARCEL NO.: 132
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,
Petitioner, -vs-
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022; KASH'S RED TOP PITSTOP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JOE G. TEDDER, TAX COLLECTOR, et al., Respondents.
STATE OF FLORIDA TO:
KASH'S RED TOP PITSTOP, LLC
C/O SANDRA D. SPRY, a Registered Agent
3037 BRUTON ROAD
PLANT CITY, FLORIDA 33565-7005
F.P. NO. 4366731
SECTION 16210-000 STATE ROAD 35 (US 98) POLK COUNTY DESCRIPTION
PARCEL 132
ESTATE OR INTEREST TO BE OBTAINED:
FEE SIMPLE - RIGHT OF WAY
 That portion of Lot 6, Block 1, Lakeland Acres, a subdivision lying in Sections 16 and 17, Township 26 South, Range 23 East, as per plat thereof recorded in Plat Book 46, Page 29, Public Records of Polk County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 16; thence along the west line of said southwest 1/4, North 00°12'47" East a distance of 1,407.83 feet to the survey baseline of State Road 35 (US 98); thence along said survey baseline South 43°40'44" East a distance of 321.12 feet; thence South 89°49'46" West a distance of 110.30 feet to an intersection with the westerly existing right of way line of said State Road 35 [per Project 1621-1220(5696)] and the south existing right of way line of Lakeland Acres Road [South Road (per said plat)] and the northeast corner of said Lot 6; thence along the north line of said Lot 6 and said south existing right of way line, continue South 89°49'46" West a distance of 60.39 feet for a POINT OF BEGINNING; thence South 00°10'14" East a distance of 19.90 feet; thence South 89°49'46" West a distance of 219.88 feet; thence North 00°10'14" West a distance of 19.90 feet to said north line and said south existing right of way line; thence along said north line and said south existing right of way line North 89°49'46" East a distance of 219.88 feet to the POINT OF BEGINNING.

Containing 4,376 square feet. To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

CIVIL ACTION NO.: 2023-CA-5790
PARCEL NO.: 132
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,
Petitioner, -vs-
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022; KASH'S RED TOP PITSTOP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JOE G. TEDDER, TAX COLLECTOR, et al., Respondents.
STATE OF FLORIDA TO:
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022
3037 BRUTON ROAD
PLANT CITY, FLORIDA 33565-7005
F.P. NO. 4366731
SECTION 16210-000 STATE ROAD 35 (US 98) POLK COUNTY DESCRIPTION
PARCEL 132
ESTATE OR INTEREST TO BE OBTAINED:
FEE SIMPLE - RIGHT OF WAY
 That portion of Lot 6, Block 1, Lakeland Acres, a subdivision lying in Sections 16 and 17, Township 26 South, Range 23 East, as per plat thereof recorded in Plat Book 46, Page 29, Public Records of Polk County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 16; thence along the west line of said southwest 1/4, North 00°12'47" East a distance of 1,407.83 feet to the survey baseline of State Road 35 (US 98); thence along said survey baseline South 43°40'44" East a distance of 321.12 feet; thence South 89°49'46" West a distance of 110.30 feet to an intersection with the westerly existing right of way line of said State Road 35 [per Project 1621-1220(5696)] and the south existing right of way line of Lakeland Acres Road [South Road (per said plat)] and the northeast corner of said Lot 6; thence along the north line of said Lot 6 and said south existing right of way line, continue South 89°49'46" West a distance of 60.39 feet for a POINT OF BEGINNING; thence South 00°10'14" East a distance of 19.90 feet; thence South 89°49'46" West a distance of 219.88 feet; thence North 00°10'14" West a distance of 19.90 feet to said north line and said south existing right of way line; thence along said north line and said south existing right of way line North 89°49'46" East a distance of 219.88 feet to the POINT OF BEGINNING.

Containing 4,376 square feet. To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

WITNESS MY HAND AND SEAL of said Court on the day of 02/05/2024, A.D.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
 BY: /s/ Lori Armijo
 Deputy Clerk
 (S E A L)
 February 9, 16, 2024 24-00195K

FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CIVIL ACTION NO.: 2023-CA-5790
PARCEL NO.: 132
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,
Petitioner, -vs-
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022; KASH'S RED TOP PITSTOP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JOE G. TEDDER, TAX COLLECTOR, et al., Respondents.
STATE OF FLORIDA TO:
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022
3037 BRUTON ROAD
PLANT CITY, FLORIDA 33565-7005
F.P. NO. 4366731
SECTION 16210-000 STATE ROAD 35 (US 98) POLK COUNTY DESCRIPTION
PARCEL 132
ESTATE OR INTEREST TO BE OBTAINED:
FEE SIMPLE - RIGHT OF WAY
 That portion of Lot 6, Block 1, Lakeland Acres, a subdivision lying in Sections 16 and 17, Township 26 South, Range 23 East, as per plat thereof recorded in Plat Book 46, Page 29, Public Records of Polk County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 16; thence along the west line of said southwest 1/4, North 00°12'47" East a distance of 1,407.83 feet to the survey baseline of State Road 35 (US 98); thence along said survey baseline South 43°40'44" East a distance of 321.12 feet; thence South 89°49'46" West a distance of 110.30 feet to an intersection with the westerly existing right of way line of said State Road 35 [per Project 1621-1220(5696)] and the south existing right of way line of Lakeland Acres Road [South Road (per said plat)] and the northeast corner of said Lot 6; thence along the north line of said Lot 6 and said south existing right of way line, continue South 89°49'46" West a distance of 60.39 feet for a POINT OF BEGINNING; thence South 00°10'14" East a distance of 19.90 feet; thence South 89°49'46" West a distance of 219.88 feet; thence North 00°10'14" West a distance of 19.90 feet to said north line and said south existing right of way line; thence along said north line and said south existing right of way line North 89°49'46" East a distance of 219.88 feet to the POINT OF BEGINNING.

Containing 4,376 square feet. To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

WITNESS MY HAND AND SEAL of said Court on the day of 02/05/2024, A.D.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
 BY: /s/ Lori Armijo
 Deputy Clerk
 (S E A L)
 February 9, 16, 2024 24-00194K

through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

CIVIL ACTION NO.: 2023-CA-5790
PARCEL NO.: 132
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,
Petitioner, -vs-
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022; KASH'S RED TOP PITSTOP, LLC, A FLORIDA LIMITED LIABILITY COMPANY; JOE G. TEDDER, TAX COLLECTOR, et al., Respondents.
STATE OF FLORIDA TO:
SANDRA D. SPRY, AS TRUSTEE OF THE SANDRA D. SPRY REVOCABLE TRUST DATED SEPTEMBER 26, 2022
3037 BRUTON ROAD
PLANT CITY, FLORIDA 33565-7005
F.P. NO. 4366731
SECTION 16210-000 STATE ROAD 35 (US 98) POLK COUNTY DESCRIPTION
PARCEL 132
ESTATE OR INTEREST TO BE OBTAINED:
FEE SIMPLE - RIGHT OF WAY
 That portion of Lot 6, Block 1, Lakeland Acres, a subdivision lying in Sections 16 and 17, Township 26 South, Range 23 East, as per plat thereof recorded in Plat Book 46, Page 29, Public Records of Polk County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 16; thence along the west line of said southwest 1/4, North 00°12'47" East a distance of 1,407.83 feet to the survey baseline of State Road 35 (US 98); thence along said survey baseline South 43°40'44" East a distance of 321.12 feet; thence South 89°49'46" West a distance of 110.30 feet to an intersection with the westerly existing right of way line of said State Road 35 [per Project 1621-1220(5696)] and the south existing right of way line of Lakeland Acres Road [South Road (per said plat)] and the northeast corner of said Lot 6; thence along the north line of said Lot 6 and said south existing right of way line, continue South 89°49'46" West a distance of 60.39 feet for a POINT OF BEGINNING; thence South 00°10'14" East a distance of 19.90 feet; thence South 89°49'46" West a distance of 219.88 feet; thence North 00°10'14" West a distance of 19.90 feet to said north line and said south existing right of way line; thence along said north line and said south existing right of way line North 89°49'46" East a distance of 219.88 feet to the POINT OF BEGINNING.

Containing 4,376 square feet. To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit: You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

WITNESS MY HAND AND SEAL of said Court on the day of 02/05/2024, A.D.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
 BY: /s/ Lori Armijo
 Deputy Clerk
 (S E A L)
 February 9, 16, 2024 24-00194K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA-006738 Section: 07

POLK COUNTY, FLORIDA, a political subdivision of the State of Florida Plaintiff, vs. GUSTAVO MENCHACA AS TRUSTEE FOR TRUST 830 3RD ST LAND TRUST Defendant.
TO: GUSTAVO MENCHACA AS TRUSTEE FOR 830 3RD ST LANE TRUST
 Current residence unknown, but whose last known address was: 12008 East Martin Luther King Jr. Boulevard, Unit 9, Seffner, FL 33584
YOU ARE NOTIFIED that an action to Quiet Escheatment Tax Title on the following property in Polk County, Florida, to-wit:
IDA LAKE SUB PB 6 PG 10 IN S8/17 T28 R26 BLCK C LOTS 41& 42.
 Parcel Identification Number: 17-28-26-544500-034100
 Street Address: 830 3RD STREET, WINTER HAVEN, FL 33880.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Brezi K. Hicks,

Plaintiff's attorney, whose address is P.O. Box 9005, Drawer AT01, Bartow, Florida 33831-9005, on or before February 26, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter, a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and seal of the Court on this day of 01/25/2024.
Stacy M. Butterfield
 Clerk of the Circuit Court (SEAL) By: /s/ Lori Armijo
 Deputy Clerk
Breezi K. Hicks, Plaintiff's attorney
 P.O. Box 9005, Drawer AT01
 Bartow, Florida 33831-9005
 Feb. 9, 16, 23; Mar. 1, 2024
 24-00205K

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0002430000XX

IN RE: ESTATE OF EARL LESTER BLACK JR., Deceased.
TO: Marisha Black
 (Address Unknown)
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any,

on petitioner's attorney, whose name and address is: Scott R. Bugay, Law Offices of Scott R. Bugay, P.A., 290 N.W. 165th Street, Suite P-600, Miami, Florida 33169 on or before thirty (30) days from the date of this publication, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.
 Scott R. Bugay
 Law Offices of Scott R. Bugay, P.A.
 290 N.W. 165th Street
 Suite P-600, Miami, Florida 33169
 February 9, 16, 2024 24-00193K

FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Friday, February 23, 2024 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: <http://lakeashton2cdd.com>, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Wednesday, February 14, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

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

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

Jason Greenwood, District Manager
 February 9, 2024 24-00182K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING
 The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, February 21, 2024, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

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

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

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

District Manager
 February 9, 2024 24-00183K

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0020 (RUDIGER)

On 03/01/2024 at 11:00 am, GREENSPoon MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 9/5/2023 in Official Records Book 12824, and Page 1510 of the Public Records of Polk County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of Polk County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of Polk, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s)

(SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occurred on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its

in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee.
EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE
Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent Amount Per Diem
R RAYMOND RUDIGER & RONNI HUBBARD & TREVOR HUBBARD
 33 Leonard Dr East Northport, NY 11731, 1, 1, 101, 34, WHOLE, Floating, 12756/1075, 2019-2023, \$5,555.51, \$1.89; DELBERT L FAST 1357 43rd Ave Unit 40 Greeley, CO 80634, 1, 6, 106, 2, WHOLE, Floating, 12756/1075, 2019-2023, \$7,345.84, \$2.74; BERNARD J JENKINS 1048 E 39th St Brooklyn, NY 11210, 2, 5 & 5, 105 & 105, 10 & 11, WHOLE & WHOLE, All Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$11,030.89, \$3.71; THORA A JENKINS 1916 WALTMAN RD EDGWOOD, MD 21040, 2, 5 & 5, 105 & 105, 10 & 11, WHOLE & WHOLE, All Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$11,030.89, \$3.71; KAREN S DILLON REYNOLDS 3483 BRIARCLIFF ACRES DR LINCOLNTON, NC 28092, 1, 7, 107, 34, WHOLE, Floating, 12756/1075, 2019-2023, \$7,345.84, \$3.13; SHIRLEY J COLE 6550 Shoreline Dr Apt 7501 Saint Petersburg, FL

33708, 1, 7, 107, 34, WHOLE, Floating, 12756/1075, 2019-2023, \$7,345.84, \$3.13; LUSINDA L RECOR 1942 Japonica Rd Winter Park, FL 32792, 1, 11, 111, 16, WHOLE, Value Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44; GLENDA E RIFE & GEORGE C RIFE PO Box 274 Suwannee, FL 32692, 1, 8, 108, 10, WHOLE, All Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$7,345.84, \$2.32; ELISA A NATALE 14201 Reflection Way Savannah, GA 31407, 1, 6, 106, 15, WHOLE, Fixed Week/Floating Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44; CAROL M MOORE 703 Solana Shores Dr Apt 506 Cape Canaveral, FL 32920, 1, 2, 102, 38, WHOLE, Value Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44; JOHN D MOORE 349 COYOTE DR Cape Canaveral, FL 32920, 1, 2, 102, 38, WHOLE, Value Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44; GEORGE S MARTIN 117 S Hampton Dr Jupiter, FL 33458, 1/2, 14, 114, 13, EVEN, Floating, 12756/1075, 2020 & 2022, \$2,943.27, \$2.17; SHERYL A GLOAD & RICHARD F GLOAD 16235 76th St N Loxahatchee, FL 33470, 1, 16, 116, 8, WHOLE, All Season-Floating Week/Floating Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44;
 February 9, 16, 2024 24-00191K



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



FIRST INSERTION

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

2023CA006855000000

PENNYMAC LOAN SERVICES,
LLC,
Plaintiff,

vs.
ALEJANDRO SANCHEZ A/K/A
ALEJANDRO SAMUEL SANCHEZ
RIVERA, et al.,
Defendants.
TO: ADLY VERONICA VIOLO A/K/A
ADLY VERONICA VIOLA
795 BENJAMIN TRL., DAVENPORT,
FL 33837

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

LOT 272, WILLIAMS PRE-
SERVE PHASE II - C, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 170,
PAGE(S) 23 AND 24, OF THE PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, CORAL
SPRINGS, FL 33310 on or before
03/06/2024, a date at least thirty (30)

days after the first publication of this
Notice in the (Please publish in THE
BUSINESS OBSERVER) and file the
original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

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

WITNESS my hand and the seal of
this Court this 29 day of January,
2024.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-02252
February 9, 16, 2024 24-00188K

FIRST INSERTION

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

532023CA006935000000

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

THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF PRISCILLA
ZAYAS-DIEPPA, DECEASED;
ESTHER HOWARD F/K/A
ESTHER M. BALES; NICHOLAS
BALES; 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).

TO: THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PARTIES
CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF PRISCILLA ZAYAS-DIEPPA, DE-
CEASED
RESIDENCES UNKNOWN
NICHOLAS BALES
Last Known Address
39 RYAN DR
WEST HURLEY, NY 12491
Current Residence is Unknown

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described property in Polk County,
Florida:

TRACT 9 BLOCK 5; START-
ING AT THE P.T. OF A CURVE,
SHOWN A I.B. ON THE EAST
BOUNDARY OF LOT 1 IN
BLOCK 5 OF THE MAP OF
BLOCKS 2-3-4 AND 5 WEST
WINTER HAVEN, AS SHOWN
BY MAP OR PLAT THEREOF
RECORDED IN THE OFFICE
OF THE CLERK OF THE CIR-
CUIT COURT IN AND FOR
POLK COUNTY, FLORIDA, IN
PLAT BOOK 14 PAGE 12, SAME
POINT ALSO BEING SHOWN
ON THE EAST BOUNDARY OF
TRACT 5 OF THE REPLAT OF
BLOCKS 2 TO 6 INCLUSIVE
OF WEST WINTER HAVEN
SUBDIVISION, AS SAME AP-
PEARS OF RECORD ON PAGE
12 OF PLAT BOOK 14 AND
PAGE 12 OF PLAT BOOK 9 OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA, AS

RECORDED IN PLAT BOOK
31, PAGE 20, RUN THENCE
SOUTH 00° 15' 50" EAST 60.40
FEET, THENCE SOUTH 27°
44' 12" WEST 184.23 FEET,
THENCE SOUTH 63° 26' 28"
WEST 57.61 FEET, THENCE
SOUTH 72° 55' 53" WEST
17.19 FEET, THENCE SOUTH
75° 13' 40" WEST 74.99 FEET,
THENCE SOUTH 88° 46' 02"
WEST 74.99 FEET, THENCE
SOUTH 86° 26' 13" WEST
74.99 FEET, THENCE SOUTH
89° 05' 32" WEST 31.60 FEET,
THENCE SOUTH 88° 46' 02"
WEST 43.94 FEET FOR THE
POINT OF BEGINNING, RUN
THENCE SOUTH 85° 40'
33" WEST ALONG A CURVE
CONCAVE TO THE SOUTH-
ERLY HAVING A RADIUS OF
1102.22 FEET FOR A CHORD
DISTANCE OF 74.99 FEET,
THENCE NORTH 00° 24' 11"
WEST 126.19 FEET, THENCE
NORTH 84° 57' 37" EAST 75.06
FEET, THENCE SOUTH 00°
24' 11" EAST 127.13 FEET TO
THE POINT OF BEGINNING.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

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

DATED on 1/30/2024

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

Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com,
1496-195949 / VP2
February 9, 16, 2024 24-00175K

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 GreatFlorida Insurance of
Winter Haven located at 5658 Cy-
press Gardens Blvd in the City of

Winter Haven, Polk County, FL
33884 intends to register the said
name with the Division of Corpora-
tions of the Department of State,
Tallahassee, Florida.

Dated this 6th day of February, 2024.
Diamond Shield Insurance Agency LLC
Brock Schnabel
February 9, 2024 24-00212K

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 BONEYARD GAMING located at
1429 RESMONDO DRIVE in the

City of LAKE WALES, Polk County,
FL 33853 intends to register the said
name with the Division of Corpora-
tions of the Department of State, Tal-
lahassee, Florida.

Dated this 5th day of February, 2024.
MICHELE ADAMSON
February 9, 2024 24-00204K

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA000440000000
DIVISION: 8

Lakeview Loan Servicing, LLC
Plaintiff, -vs.-
Unknown Heirs, Devisees, Grantees,
Assignees, Creditors, Lienors, and
Trustees of Nadiyah M. Tejada
a/k/a Nadiyah Malika Tejada a/k/a
Nadiyah Tejada f/k/a Nadiyah
Malika Muhammad, Deceased, and
All Other Persons Claiming by and
Through, Under, Against The Named
Defendant(s); Dwayne Glen Tejada
a/k/a Dwayne G. Tejada a/k/a Ali
Ishmael Tejada a/k/a Ali Tejada;
Tariq Kamal Tejada a/k/a Tariq K.
Tejada; Zain Kamaal Tejada a/k/a
Zain K. Tejada; Jannah Ameerah
Tejada, a minor; Dwayne Glen
Tejada a/k/a Dwayne G. Tejada a/k/a
Ali Ishmael Tejada a/k/a Ali Tejada,
as Natural Guardian of Jannah
Ameerah Tejada, a minor; Unknown
Guardian of Jannah Ameerah
Tejada, a minor; Unknown Spouse of

Dwayne Glen Tejada a/k/a Dwayne
G. Tejada a/k/a Ali Ishmael Tejada
a/k/a Ali Tejada; Unknown Spouse of
Tariq Kamal Tejada a/k/a Tariq K.
Tejada; Unknown Spouse of Zain
Kamaal Tejada a/k/a Zain K. Tejada;
Association of Poinciana Villages,
Inc.; Unknown Parties in Possession
#1, if living, and all Unknown
Parties claiming by, through, under
and against the above named
Defendant(s); Unknown Parties
in Possession #2, if living, and
all Unknown Parties claiming by,
through, under and against the
above named Defendant(s)
Defendant(s).

TO: Unknown Guardian of Jan-
nah Ameerah Tejada, a minor: LAST
KNOWN ADDRESS: UNKNOWN
Residence unknown, if living, includ-
ing any unknown spouse of the said
Defendants, if either has remarried and
if either or both of said Defendants are
dead, their respective unknown heirs,
devisees, grantees, assignees, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the afore-
mentioned unknown Defendants and

such of the aforementioned unknown
Defendants as may be infants, incom-
petents or otherwise not sui juris.

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

LOT 13, BLOCK 414, POIN-
CIANA NEIGHBORHOOD 2
WEST, VILLAGE 7, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 55, PAGE 5,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA
more commonly known as 1404
Hillsborough Way, Poinciana, FL
34759.

This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is
750 Park of Commerce Blvd., Suite
130, Boca Raton, FL 33487, within
thirty (30) days after the first publi-
cation of this notice and file the original
with the clerk of this Court either
before with service on Plaintiff's at-
torney 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 dis-
ability who needs any accommodation
in order to participate in this pro-
ceeding, 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 ap-
pearance, or immediately upon re-
ceiving this notification if the time
before the scheduled appearance is
less than 7 days; if you are hearing
or voice impaired, call 711.

WITNESS my hand and seal of this
Court on the 9th day of January, 2024.

Default Date: February 15, 2024

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

LOGS LEGAL GROUP LLP,
Attorneys for Plaintiff,
750 Park of Commerce Blvd.,
Suite 130
Boca Raton, FL 33487
22-327540 FCO1 MTT
February 9, 16, 2024 24-00174K

FIRST INSERTION

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

2023CA006318000000

ALLY BANK,
Plaintiff, vs.
ROPACTEL, LLC; ROMUNDA J.
THOMPSON; et al.,
Defendant(s).

TO: Romunda J. Thompson
Last Known Residence: FL
YOU ARE NOTIFIED that an ac-

tion for Replevin of personal property
and breach of contract damages on the
following personal property in Polk
County, Florida:

2020 Mercedes-Benz GLB Class,
VIN WDC4M4GB9LW012325

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on AL-
DRIDGE PITE, LLP, Plaintiff's at-
torney, at 5300 West Atlantic Avenue
Suite 303 Delray Beach, FL 33484,
on or before 01/25/2024, and file the
original with the clerk of this court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-

erwise a default will be entered against
you for the relief demanded in the
complaint or petition.

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

if you are hearing or voice impaired,
call 711.

Dated on December 19, 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
1693-105B
Ref# 6279
Jan. 19, 26; Feb. 2, 9, 2024

24-00087K

SECOND INSERTION

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

2023CA-004878-0000-00

PENNYMAC LOAN SERVICES,
LLC,
Plaintiff,

vs.
JAMES A. FLICKINGER, JR. A/K/A
JAMES FLICKINGER, JR., et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
AND ALL OTHERS WHO MAY
CLAIM AN INTEREST IN THE ES-
TATE OF JAMES A. FLICKINGER, JR.
A/K/A JAMES FLICKINGER, JR.

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

LOTS 1, 2 AND 3, BLOCK 19,
WAVERLY, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 3,
PAGE 7, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, CORAL
SPRINGS, FL 33310 on or before

March 1, 2024, a date at least thirty
(30) days after the first publication of
this Notice in the (Please publish in
THE BUSINESS OBSERVER) and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.

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

WITNESS my hand and the seal of
this Court this 24 day of January, 2024.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-01631
February 2, 9, 2024 24-00162K

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.:

2023CA006249000000

BELL BANK, A NORTH DAKOTA
BANKING CORPORATION,
Plaintiff, vs.

GERALD B. MINNIEFIELD,
JR. A/K/A GERALD BERNARD
MINNIEFIELD, JR.; MICROF; THE
VERANDAH'S AT LAKE REEVES
HOMEOWNERS ASSOCIATION,
INC.; TRADITIONS AT WINTER
HAVEN HOMEOWNERS
ASSOCIATION, INC.; SHATARRA
V. CARTER A/K/A SHATARRA
VONSHAY CARTER; 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. BUT-
TERFIELD, 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 21 day of February, 2024,
the following described property as set
forth in said Final Judgment, to wit:

LOT 255, TRADITIONS PHASE
1, ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 131,
PAGE 47, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.
PROPERTY ADDRESS: 2642
RUTLEDGE CT, WINTER HA-
VEN, FL 33884

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

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

Dated this 24 day of January 2024.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156

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
23-02936
February 2, 9, 2024 24-00135K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.: 2022-CC-006707

BRIDGEOF CROSSING
HOMEOWNERS'
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
BML CONTRACT SERVICES, LLC,
A FLORIDA LIMITED LIABILITY
COMPANY, AS TRUSTEE OF
THE 563 LAKE DAVENPORT
TRUST AGREEMENT DATED
JULY 15, 2019 WITH FULL
POWER TO SELL, PROJECT,
ENCUMBER AND CONVEY, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to a Consent Final Judgment of
Foreclosure dated the 24th day of Janu-
ary, 2024 and entered in CASE NO.:
2022-CC-006707, of the County Court
in and for Polk County, Florida, wherein
BridgEOF Crossing Homeowners' As-
sociation, Inc., is Plaintiff, and BML
Contract Services, LLC, a Florida Lim-
ited Liability Company, as Trustee of the
563 Lake Davenport Trust Agreement
Dated July 15, 2019 with Full Power to
Sell, Project, Encumber and Convey, I
will sell to the highest and best bidder
at www.polk.realforeclose.com at 10:00
A.M., on the 23rd day of May, 2024,
the following described property as set
forth in said Final Judgment, to-wit:
Lot 117, BridgEOF Crossing,
according to the Plat thereof as

recorded in Plat Book 140, Pages
10 and 11, of the Public Records
of Polk County, Florida.
This property is located at the
street address of: 563 Lake Dav-
enport Circle, Davenport, FL
33837

Any person claiming an interest in the
surplus funds from the foreclosure sale,
if any, other than the property owner
as of the date of the Lis Pendens must
file a claim within sixty (60) days after
the sale.

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

Dated this 30 day of January, 2024.
Shipwash Law Firm, P.A.
225 S. Swoope Avenue, Suite 110
Maitland, FL 32751
Phone: (407) 274-9913
Telefax: (407) 386-7074
BY: Tennille M. Shipwash, Esq.
Florida Bar No.: 617431
Primary email address:
tshipwash@shipwashlegal.com
Secondary email address:
tsantiago@shipwashlegal.com
February 2, 9, 2024 24-00169K

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. 2023CA000924000000 PHH MORTGAGE CORPORATION, Plaintiff,

HILLARY L. CASTILLO A/K/A HILLARY CASTILLO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 5, 2024, and entered in 2023CA000924000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and HILLARY L. CASTILLO A/K/A HILLARY CASTILLO; UNKNOWN SPOUSE OF HILLARY L. CASTILLO A/K/A HILLARY CASTILLO; HOLLYGROVE VILLAGE HOMEOWNERS ASSOCIATION, INC. are the

Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 19, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 39, HOLLYGROVE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGES 22 THROUGH 24, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 108 HOLLY VILLAGE DR, DAVENPORT, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 29 day of January, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

By: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com

23-093448 - NaP

February 2, 9, 2024

24-00165K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.:

532023CA000212000000

U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST,

Plaintiff, v.

JOYCE COLLIER MCGALLIARD;

et al,

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on January 19, 2024 and entered in Case No. 2023-CA-000212 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JOYCE COLLIER MCGALLIARD; UNKNOWN SPOUSE OF JOYCE COLLIER MCGALLIARD N/K/A TIMOTHY MCGALLIARD; UNKNOWN TENANT #1N/K/A LEON MCGALLIARD, are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on March 5, 2024 at 10:00 AM, the following described real property as set forth in said Final Judgment, to wit:

THE WEST 396 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING 1650 FEET NORTH OF THE SW CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 29 SOUTH, RANGE 23 EAST, RUN THENCE EAST 645 FEET, THENCE NORTH 330 FEET, THENCE WEST 645 FEET, THENCE SOUTH 330 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 155 THEREOF.

PARCEL I.D.: 23-29-14-

000000-043220

and commonly known as 5908 LUNN ROAD, LAKE LAND, FL 33811

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the court on January 30, 2024

GHIDOTTI | BERGER LLP

Attorneys for Plaintiff

1031 North Miami Beach Blvd

North Miami Beach, FL 33162

Telephone: (305) 501.2808

Facsimile: (954) 780.5578

By: \s/ Tara L. Messenger

Chase A. Berger, Esq.

Florida Bar No.: 083794

Tara L. Messenger, Esq.

Florida Bar No. 0059454

fcpleadings@ghidottiberger.com

February 2, 9, 2024

24-00163K

SECOND INSERTION

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

CASE NO.: 2020CA001102000000

J.P. MORGAN MORTGAGE ACQUISITION CORP.,

Plaintiff, v.

NESTOR F. VALLEJO-MORENO;

SANDRA I. VELEZ; UNKNOWN SPOUSE OF NESTOR F.

VALLEJO-MORENO; UNKNOWN SPOUSE OF SANDRA I. VELEZ;

PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.; 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(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated January 24, 2024 entered in Civil Case No. 2020CA001102000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff and NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC.; 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, are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com beginning at 10:00 AM on February 28, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 7 PATTERSON HEIGHTS ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RECORDS OF POLK COUNTY FLORIDA.

Property Address: 3471 Patterson Heights Drive, Haines City, FL 33844

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

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: CRF20004-JMV

February 2, 9, 2024

24-00155K

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. 2009CA-007440-0000-00

Wilmington Savings Fund Society, FS, as trustee of Stanwich Mortgage Loan Trust F.,

Plaintiff, vs.

Gary W. Daniel A/K/A Gary Daniel A/K/A Gary Weldon Daniel, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2009CA-007440-0000-00 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FS, as trustee of Stanwich Mortgage Loan Trust F. is the Plaintiff and Gary W. Daniel A/K/A Gary Daniel A/K/A Gary Weldon Daniel; Wanda D. Daniel A/K/A Wanda Diane Daniel A/K/A Wanda Daniel; Rockridge Farmettes Property Owner's Association, Inc.; Unknown Spouse of Gary W. Daniel A/K/A Gary Daniel A/K/A Gary Weldon Daniel; Sarah Darlene

Daniel A/K/A Sara Darlene Daniel; Joseph Daniel; Timothy Daniel; The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Gary W. Daniel A/K/A Gary Daniel A/K/A Gary Weldon Daniel, Deceased are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, beginning at 10:00 AM on the 21st day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 45, RANCHLAND ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A CERTAIN 2008 TOWN MANOR MOBILE HOME LOCATED THEREON AS A FIXTURE AND APPURTENANCE THERETO: VIN# FLTHLCT28011490A AND FLTHLCT28011490B

TAX ID: 23-26-15-000395-000450

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 24th day of January, 2024.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

2001 NW 64th St, Suite 130

Ft. Lauderdale, FL 33309

Phone: (954) 618-6955, ext. 4766

Fax: (954) 618-6954

FLCourtDocs@brockandscott.com

By \s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 15-F06277

February 2, 9, 2024

24-00136K

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: CRF20004-JMV

February 2, 9, 2024

24-00155K

SECOND INSERTION

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

File #2023 CP 4763

IN RE: THE ESTATE OF

MICHAEL GARY DONNELLAN,

Deceased

The administration of the estate of MICHAEL GARY DONNELLAN, deceased, whose date of death was November 14, 2023, File Number 2023 CP 4763, 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, Florida 33830-9000. 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 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 February 2, 2024.

Personal Representative:

/s/ Christina Faulkner

Christina Faulkner

5800 Lake Hatchineha Rd

Haines City, FL, 33844

Attorney for Personal Representative:

/s/ Carol L. Hill

Carol L. Hill, Esquire

Florida Bar No. 52227

chill@carol-hill.com

101 E Wall Street Frostproof, FL 33843

(863) 635-4400

Fax (863) 978-1761

February 2, 9, 2024

24-00157K

SECOND INSERTION

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

File No. 2023CP0038320000XX

Division 14

IN RE: ESTATE OF

ANTOINETTE L NABRINZY,

Deceased.

The administration of the estate of Antoinette L Nabrinzy, deceased, whose date of death was January 6, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representatives and the personal representatives' 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 February 2, 2024.

Personal Representatives:

Rae Anne Nabrinzy

807 San Remo Court

Kissimmee, Florida 34758

CONSTANCE EVELYN LAGUE

537 Anise Ct.

Kissimmee, Florida 34759

Attorney for Personal Representatives:

MAUREEN A. ARAGO, Attorney

Florida Bar Number: 835821

Arago Law Firm, PLLC

230 E. Monument Ave., Suite A

Kissimmee, FL 34741

Telephone: (407) 344-1185

E-Mail: maureenarago@aragolaw.com

Secondary E-Mail:

colleen@aragolaw.com

February 2, 9, 2024

24-00156K

SECOND INSERTION

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

PROBATE DIVISION

File No. 2023CP0046900000XX

IN RE: ESTATE OF

LINDA ANNE SANTOS, Deceased.

The administration of the estate of LINDA ANNE SANTOS, Deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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.

SECOND INSERTION

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

532023CA007038000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL J. EVANS A/K/A MICHAEL JOSHUA EVANS, DECEASED; GINA PULLIAM F/K/A GINA MORALES; MICHAEL EVANS A/K/A MICHAEL EVANS, SR.; TIVOLI RESERVE PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREBY DESCRIBED,
Defendant(s).
 TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL J. EVANS A/K/A MICHAEL JOSHUA EVANS, DECEASED
 RESIDENCES UNKNOWN
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
 LOT 116 OF TIVOLI RESERVE

PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE(S) 44-47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 1/30/2024.
 Default Date: March 7, 2024
 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By: /s/ Asuncion Nieves
 As Deputy Clerk
 Diaz Anselmo & Associates, P.A.,
 Plaintiff's attorneys,
 P.O. BOX 19519,
 Fort Lauderdale, FL 33318,
 (954) 564-0071,
 answers@dallegal.com
 1691-194519 /VP2
 February 2, 9, 2024 24-00172K

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

532023CA006810000000
CARRINGTON MORTGAGE SERVICES LLC,
Plaintiff, vs.
LOUANN CURREY, PERSONAL REPRESENTATIVE OF THE ESTATE OF PHILIP DOVICO, DECEASED, et al.
Defendant(s).
 TO: LOUANN CURREY, PERSONAL REPRESENTATIVE OF THE ESTATE OF PHILIP DOVICO, DECEASED, LOUANN CURREY,
 Whose Residence Is: 8351 WAKEFORD ROAD, LAKE WALES, FL 33898
 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 21, VIZCAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 126, PAGE 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for

Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 3-6-24/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court at County, Florida, this day of 01/29/2024.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 STACY M. BUTTERFIELD
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: /s/ Lori Armijo
 1/29/2024 3:11:42PM
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ, AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 CONGRESS AVENUE,
 SUITE 100
 BOCA RATON, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 23-157483
 February 2, 9, 2024 24-00159K

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO.

2023CA005749000000
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
FRANCES J. MORRIS A/K/A FRANCES JANET MORRIS, et al.
Defendant(s).
 TO: FRANCES J. MORRIS A/K/A FRANCES JANET MORRIS, UNKNOWN SPOUSE OF FRANCES J. MORRIS A/K/A FRANCES JANET MORRIS,
 whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 LOT 127 OF ISLAND WALK ADDITION, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 88, PAGE 43.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before

03/01/2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of this Court at County, Florida, this 24th day of January, 2024.
 THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: /s/ Kenleigh Mathis
 DEPUTY CLERK
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 6409 Congress Ave.,
 Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 23-127568
 February 2, 9, 2024 24-00147K

SECOND INSERTION

NOTICE OF PUBLIC SALE
 The following personal property of SCOTT JOEL NORRIS, will, on February 14, 2024, at 10:00 a.m., at 214 May Street, Lot #214, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1971 FEST MOBILE HOME, VIN: 32F1023S513, TITLE NO.: 0004757664, and all other personal property located therein
 PREPARED BY:
 J. Matthew Bobo
 Lutz, Bobo & Telfair, P.A.
 2 North Tamiami Trail, Suite 500
 Sarasota, Florida 34236
 February 2, 9, 2024 24-00166K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.
2023CA000585-0000-00
FREEDOM MORTGAGE CORPORATION
Plaintiff(s), vs.
ANTHONY N CLARK, UNKNOWN SPOUSE OF ANTHONY N CLARK, AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPER, ET AL
Defendant(s).
 Notice is hereby given that pursuant to a Final Judgment entered on NOVEMBER 9, 2023, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
 LOT 184 AND 1/37 UNDIVIDED INTEREST IN TRACTS A AND B, ROLLINGEN PHASE FOUR, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE 1988 SHORLINE DOUBLE WIDE MOBILE HOME DESCRIBED WITH VIN NUMBERS 1V630381AX AND VIN #1V630381BX, TITLE NO. 0045969478 & 0045975537.
 Property address: 5216 Rollingdale Ct, Lakeland, FL 33810 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 20TH day of FEBRUARY, 2024-
 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of the Court on this 16th day of January, 2024.
 STACY M. BUTTERFIELD, CPA
 Clerk of the Circuit Court (SEAL)
 Drawer CC-12, P. O. Box 9000
 Bartow, Florida 33831-9000
 By /s/ Carolyn Mack
 Deputy Clerk
 February 2, 9, 2024 24-00133K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION CASE NO.
2021CA003684
Division 07
DLJ MORTGAGE CAPITAL, INC.
Plaintiff, vs.
R. MIGUEL E. TORRES-BRUNO A/K/A MIGUEL E. TORRES-BRUNO A/K/A MIGUEL TORRES-BRUNO AND MARTHA PATRICIA GARCIA A/K/A MARTA PATRICIA GARCIA, UNKNOWN SPOUSE OF GUILLERMO CESAR BERTOLINA, THOMAS LAKE HOMEOWNERS ASSOCIATION, INC., UNITED STATES OF AMERICA INTERNAL REVENUE SERVICE, DTA SOLUTIONS LLC, REAL TIME RESOLUTIONS INC., AND UNKNOWN TENANTS/OWNERS, Defendants.
 Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 18, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:
 LOT 107, GRAND RESERVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGE 42 AND 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 134 WOOD-
 PECKER CT, DAVENPORT, FL 33837; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on March 5, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.
 Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this January 26, 2024
 By: /s/ Ryan Sutton
 Ryan Sutton
 Attorney for Plaintiff
 Ryan Sutton
 (813) 229-0900 x
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
 ForeclosureService@kasslaw.com
 246300/2013877/CMP
 February 2, 9, 2024 24-00151K

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. **2022CA003494**
Carrington Mortgage Services, LLC,
Plaintiff, vs.
Luis Antonio Reyes Vazquez, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA003494 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Carrington Mortgage Services, LLC is the Plaintiff and Luis Antonio Reyes Vazquez; Walk-In-Water Lake Estates Property Owners Association, Inc.; Unknown Spouse of Luis Antonio Reyes Vazquez; Damaris Durieux Delgado are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 19th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT(S) 3 AND 4, BLOCK M, WALK-IN-WATER LAKE ESTATES, PHASE THREE UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67,
 PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 TAX ID: 29-30-29-992890-013030
 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 26th day of January, 2024.
 BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 2001 NW 64th St, Suite 130
 Ft. Lauderdale, FL 33309
 Phone: (954) 618-6955, ext. 4766
 Fax: (954) 618-6954
 FLCourtDocs@brockandscott.com
 By /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 22-F01512
 February 2, 9, 2024 24-00152K

SECOND INSERTION

NOTICE OF PUBLIC SALE
 The following personal property of PEGGY SUE WILSON, THOMAS CHARLES SOPER, KATHLEEN E. SOPER and JOHN ALLEN, will, on February 14, 2024, at 10:30 a.m., at 311 Ken Avenue, Lot #311 KEN, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
 1973 CNCR MOBILE HOME, VIN: 3334065890, TITLE NO.: 0005881613, and all other personal property located therein
 PREPARED BY:
 J. Matthew Bobo
 Lutz, Bobo & Telfair, P.A.
 2 North Tamiami Trail, Suite 500
 Sarasota, Florida 34236
 February 2, 9, 2024 24-00167K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.:
2023CA003255000000
MORTGAGE ASSETS MANAGEMENT, LLC,
Plaintiff, vs.
THE ESTATE OF BOBBY BATTLES, DECEASED; et al., Defendant(s).
 TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignees, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By Through Under Or Against The Estate Of Ricky Battles, Deceased
 Last Known Residence: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
 LOT 25, BLOCK "C" GOLDEN NORTHGATE SUBDIVISION, UNIT NO. 1, A SUBDIVISION OF POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID SUBDIVISION. BEING LOCATED IN THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST.
 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 02/26/2024, 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 01/19, 2024.
 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
 1395-837B
 Ref# 6594
 February 2, 9, 2024 24-00142K

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. **2022CA0006310000LK**
PHH MORTGAGE CORPORATION,
Plaintiff, vs.
ANDREA OGLETREE A/K/A ANDREA T. OGLETREE, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 13, 2023, and entered in 2022CA0006310000LK of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein PHH MORTGAGE CORPORATION is the Plaintiff and ANDREA OGLETREE A/K/A ANDREA T. OGLETREE 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 February 23, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 5, CREWS LAKE OAKS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 6520 CREWS LAKE RD, LAKELAND, FL 33813
 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 29 day of January, 2024.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave.,
 Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 21-146003 - EuE
 February 2, 9, 2024 24-00164K

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

1/20/24, 1/9

FOURTH INSERTION

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

CASE NO.: 2023CA006336000000 ALLY BANK, Plaintiff, VS. TEAM APR, LLC; et al., Defendant(s).

TO: Bobby McClanahan Last Known Residence: 425 Pinellas Rd. Winter Haven, FL 33884

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

2022 Jeep Gladiator, VIN 1C6HJTAG4NLI25657

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 02/12/2024, 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 01/05, 2024. 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 1693-078B Ref# 6468 Jan. 19, 26; Feb. 2, 9, 2024 24-00086K

SECOND INSERTION

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

Case #: 2023CA005977000000 DIVISION: 15

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

Joseph Sanchez a/k/a Joseph P. Sanchez; Shelly Sanchez;

Sunnova Energy Corporation d/b/a SunStreet Energy Group; Sunnova TE Management, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). TO: Joseph Sanchez a/k/a Joseph P. Sanchez: LAST KNOWN ADDRESS: 303 Macarthur Street, Bartow, FL 33830 and Shelly Sanchez: LAST KNOWN ADDRESS: 303 Macarthur Street, Bartow, FL 33830

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

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

LOT 11, LIBERTY RIDGE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE(S) 11 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 303 Macarthur Street, Bartow, FL 33830.

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

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

WITNESS my hand and seal of this Court on the 23 day of January, 2024.

Default Date: February 29, 2024 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487 23-329734 FCO1 RFT February 2, 9, 2024 24-00148K

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

CASE NO. 2023-CA-004683-0000-00

HSBC BANK USA, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P.MORGAN ALTERNATIVE LOAN TRUST 2007-AI MORTGAGE PASS-THROUGH CERTIFICATES. Plaintiff, vs.-

MARTIN J. PETERS; CHRISTINE JACOBS A/K/A CHRISTINE K. WEBSTER; EARL JACOBS A/K/A EARL F. JACOBS; ASHLEY MANOR HOMEOWNERS' ASSOCIATION OF POLK COUNTY, INC.; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

appears in Plat Book 31, Page 20, Public Records of Polk County, Florida, lying within the boundaries of the South 25 feet of Lot 44 and all of Lot 45, Block 2, WEST WINTER HAVEN, as recorded in Plat Book 14, Page 12, Public Records of Polk County, Florida. Parcel Number: 26-28-30-637000-002260AN-DThe North 15 feet of Lot 46, Block 2, of WEST WINTER HAVEN, as recorded in Plat Book 14, Page 12, Public Records of Polk County, Florida. Parcel Number: 26-28-30-637000-002320ANDnThe Eat 94 feet of the South 140 feet of the North 1130 feet of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 28 South, Range 25 East, Polk County, Florida. Parcel Number: 25-28-25-000000-012040

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. 2021CA002988000000 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs.

MILAGROS JATIVA A/K/A MILAGROS DIAZ JATIVA A/K/A MILAGROS DIAZ FLORES/JATIVA A/K/A MILAGROS DIAZ FLORES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 24, 2024 in Civil Case No. 2021CA002988000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is Plaintiff and Milagros Jativa a/k/a Milagros Diaz Jativa a/k/a Milagros Diaz Flores-Jativa a/k/a Milagros Diaz Flores, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of March, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

That portion of Tract 2 of the Replat of Blocks 2 to 6 inclusive, of WEST WINTER HAVEN SUBDIVISION, as same appears in Plat Book 31, Page 20, Public Records of Polk County, Florida, lying within the boundaries of the South 25 feet of Lot 43 and the North 25 feet of Lot 44, Block 2, WEST WINTER HAVEN, as recorded in Plat Book 14, Page 12, Public Records of Polk County, Florida. Parcel Number: 26-28-30-637000-002310AN-DThat portion of Tract 2 of the Replat of Blocks 2 to 6 inclusive, of WEST WINTER HAVEN SUBDIVISION, as same ap-

AS NOMINEE FOR QUICKEN LOANS INC.; POLK COUNTY, FL, Defendant.

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST KIMBERLEY S. JACOBS AKA KIMBERLY S. JACOBS, DECEASED 216 Balmoral Ct. Davenport, FL 33896

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following real property in Polk County, Florida: LOT 18, ASHLEY MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 3, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SECOND INSERTION

COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Steven C. Weitz, Esquire, Weitz & Schwartz, P.A., Plaintiffs' Attorney, whose address is: 900 S.E. 3rd Avenue, Suite 204, Fort Lauderdale, FL 33316, within 30 days of the first publication hereof, 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 Mortgage Foreclosure Complaint.

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

DATED THIS JAN 24 2024. Default Date: March 1, 2024 STACY M. BUTTERFIELD Clerk of the Court (SEAL) BY: /s/ Asuncion Nieves Deputy Clerk

Steven C. Weitz, Esquire, Weitz & Schwartz, P.A., Plaintiffs' Attorney, 900 S.E. 3rd Avenue, Suite 204, Fort Lauderdale, FL 33316 February 2, 9, 2024 24-00146K

SECOND INSERTION

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

CIVIL DIVISION Case No. 2021CA002506 Division 15

MEB LOAN TRUST IV, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF MARY STREETER A/K/A MARY L. STREETER A/K/A MARY LOU STREETER, DECEASED, VERONICA GOODWIN, A KNOWN HEIR OF MARY STREETER, BRENDA BARTON, A KNOWN HEIR OF MARY STREETER, DERICK FAGINS, A KNOWN HEIR OF MARY STREETER, WENDELL FAGINS, A KNOWN HEIR OF MARY STREETER, ARIEL FAGINS, A KNOWN HEIR OF MARY STREETER, ALLYSON BOATMAN, A KNOWN HEIR OF MARY STREETER, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF KEITH FAGINS, DECEASED, ANTHONY CHOLLETTE, AS KNOWN HEIR OF MARY STREETER A/K/A MARY L. STREETER A/K/A MARY LOU STREETER, DECEASED, KAYLA THOMPSON, AS KNOWN HEIR OF MARY STREETER A/K/A MARY L. STREETER A/K/A MARY LOU STREETER, DECEASED, LATRAYON FAGINS, AS KNOWN HEIR OF MARY STREETER A/K/A MARY LOU STREETER, DECEASED, UNKNOWN SPOUSE OF VERONICA GOODWIN, UNKNOWN SPOUSE OF BRENDA BARTON, UNKNOWN SPOUSE OF DERICK FAGINS, UNKNOWN SPOUSE OF WENDELL FAGINS, UNKNOWN SPOUSE OF ARIEL FAGINS, UNKNOWN SPOUSE OF ALLYSON BOATMAN, UNKNOWN SPOUSE OF ANTHONY CHOLLETTE, UNKNOWN

SPOUSE OF KAYLA THOMPSON, UNKNOWN SPOUSE OF LATRAYON FAGINS, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 19, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT(S) 13, BLOCK 13 OF SILVERCREST ADDITION, UNIT 2 AS RECORDED IN PLAT BOOK 22, PAGE 18, ES SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA and commonly known as: 1421 4TH ST NE, WINTER HAVEN, FL 33881; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on March 5, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated this January 26, 2024 By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 298100/2015238/CMP February 2, 9, 2024 24-00150K

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

Case No.: 2023CA-4614 Section: 11

STARLING MORTGAGE GROUP, LLC Plaintiff, vs.

SHANDIZ PARK INC., JOE G. TEDDER, TAX COLLECTOR, for Polk County, Florida Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on January 18, 2024, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 3 COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE N89°57'35"W 220.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 37; THENCE S 00°29'27"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 0.26 FEET; THENCE N89°30'33"E 146.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 23°47'39"; THENCE NORTHEASTERLY ALONG SAID CURVE 83.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 07°49'12"; THENCE NORTHEASTERLY ALONG SAID CURVE 27.30 FEET; THENCE S00°29'27"E 10.42 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE

SOUTHEASTERLY HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 16°50'22"; THENCE NORTHEASTERLY ALONG SAID CURVE 55.84 FEET; THENCE N89°30'33"E 70.60 FEET; THENCE S00°29'27"E 185.37 FEET; THENCE S89°30'33"W 125.64 FEET; THENCE N00°29'27"W 177.22 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE AND UTILITY EASEMENT OVER THE NORTH 20.00 FEET AND THE SOUTH 5.00 FEET.

TOGETHER WITH AND SUBJECT TO AN INGRESS EGRESS UTILITY AND DRAINAGE EASEMENT RESERVED BY THE GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT D OF TWIN LAKES AT CHRISTINA PHASE ONE AS RECORDED IN PLAT BOOK 111 PAGES 40 AND 41 PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE N89°30'33"E ALONG THE BOUNDARY OF TRACT D, 146.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 19°22'19"; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 67.62 FEET; RUN THENCE S00°29'27"E 10.57 FEET TO THE POINT OF BEGINNING; CONTINUE S00°29'27"E 175.75 FEET; RUN THENCE N89°30'33"E 10.00 FEET; RUN THENCE S00°29'27"E 141.51 FEET; RUN THENCE N89°30'33"E 40.00 FEET; RUN THENCE N00°29'27"W 335.08 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT D, SAID POINT LYING

ON A CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 10°04'52" AND WHOSE CHORD BEARS S70°45'20"W, RUN THENCE ALONG SAID CURVE AND ARC DISTANCE OF 33.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 5°22'44"; RUN THENCE ALONG SAID CURVE AND ARC DISTANCE OF 19.71 FEET TO THE POINT OF BEGINNING. AND Lot 4

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 29 SOUTH RANGE 23 EAST; THENCE N89°57'35"W 220.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 37; THENCE S00°29'27"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 0.26 FEET; THENCE N 89°30'33"E 146.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 23°47'39"; THENCE NORTHEASTERLY ALONG SAID CURVE 83.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 23°47'39"; THENCE NORTHEASTERLY ALONG SAID CURVE 83.06 FEET TO THE POINT OF TANGENCY; THENCE N89°30'33"E 70.60 FEET; THENCE S00°29'27"E 10.00 FEET TO THE POINT OF BEGINNING; THENCE N89°30'33"E 125.64 FEET; THENCE S00°29'27"E 185.37

FEET; THENCE S89°30'33"W 125.64 FEET; THENCE N00°29'27"W 185.37 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE NORTH 20.00 FEET AND THE SOUTH 5.00 FEET THEREOF RESERVED BY THE GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS. AND Lot 6

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST; THENCE N89°57'35"W 220.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 37; THENCE S00°29'27"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 0.26 FEET; THENCE N89°30'33"E 146.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 19°22'19"; THENCE NORTHEASTERLY ALONG SAID CURVE 67.62 FEET; THENCE S00°29'27"E 10.57 FEET TO A POINT OF BEGINNING; SAID POINT ALSO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 210.00 FEET AND A CENTRAL ANGLE OF 05°22'44"; THENCE NORTHEASTERLY ALONG SAID CURVE 19.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 06°57'17"; THENCE NORTHEASTERLY ALONG SAID CURVE 23.06 FEET; THENCE S00°29'27"E 177.22 FEET; THENCE N89°30'33"E 376.91

FEET; THENCE S00°29'27"E 296.65 FEET; THENCE S89°30'33"W 366.91 FEET; THENCE N00°29'27"W 141.51 FEET; THENCE S89°30'33"W 40.00 FEET; THENCE N00°29'27"W 141.51 FEET; THENCE S89°30'33"W 10.00 FEET; THENCE N00°29'27"W 175.75 FEET TO THE POINT OF BEGINNING. SUBJECT TO A DRAINAGE EASEMENT OVER THE NORTH 5.00 FEET, A WETLAND BUFFER EASEMENT 25.00' NORTH OF THE WETLAND TOGETHER WITH AND SUBJECT TO AN INGRESS EGRESS UTILITY AND DRAINAGE EASEMENT RESERVED BY GRANTOR AND/OR ITS SUCCESSORS AND ASSIGNS DESCRIBED AS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT D OF TWIN LAKES AT CHRISTINA PHASE ONE AS RECORDED IN PLAT BOOK 111 PAGES 40 AND 41 PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE N89°30'33"E ALONG THE BOUNDARY OF TRACT D, 146.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 19°22'19"; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 67.62 FEET; RUN THENCE S00°29'27"E 10.57 FEET TO THE POINT OF BEGINNING; CONTINUE S00°29'27"E 175.75 FEET; RUN THENCE N89°30'33"E 10.00 FEET; RUN THENCE S00°29'27"E 141.51 FEET; RUN THENCE N89°30'33"E 40.00 FEET; RUN THENCE N00°29'27"W 335.08 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT D, SAID POINT LYING ON A CURVE TO THE LEFT HAVING A RA-

DIUS OF 190.00 FEET, A CENTRAL ANGLE OF 10°04'52" AND WHOSE CHORD BEARS S70°45'20"W, RUN THENCE ALONG SAID CURVE AND ARC DISTANCE OF 33.43 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 210.00 FEET AND CENTRAL ANGLE OF 5°22'44"; RUN THENCE ALONG SAID CURVE AND ARC DISTANCE OF 19.71 FEET TO THE POINT OF BEGINNING. Parcel Details: 23-29-25-000000-033030

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on February 22, 2024, at 10:00 a.m.

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 sixty (60) days after the sale.

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

DATE: January 24, 2024 Gregory A. Sanoba, Esquire Florida Bar No. 955930 greg@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Telephone: 863/683-5353 Facsimile: 863/683-2237 Attorney for Plaintiff February 2, 9, 2024 24-00134K

SECOND INSERTION