

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532023CP0044240000XX
IN RE: ESTATE OF
JOAN MARIE LAIRD,
Deceased.

The administration of the estate of Joan Marie Laird, deceased, whose date of death was November 13, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 16, 2024.

Personal Representative:

/s/Christina Laird
Christina Laird
465 Park Drive
Babson Park, Florida 33827
Attorney for Personal Representative:
/s/Trimeshia L. Smiley
Trimeshia L. Smiley, Esq.
FL Bar No. 0117566
The Probate Pro,
a division of
Darren Findling Law Firm, PLC
3300 W Lake Mary Blvd., Suite 310
Lake Mary, Florida 32746
Phone: 407-559-5480
Email: trimeshia@theprobatepro.com
Secondary E-Mail:
floridaservice@theprobatepro.com
February 16, 23, 2024 24-00228K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CA-003893

Laurel Estates Homeowners
Association, Inc., a Florida
not-for-profit corporation,
Plaintiff, vs.

Diana I. Toledo-Mendez; Unknown
Spouse of Diana I. Toledo-Mendez
and Any Unknown Person(s) in
Possession
Defendant(s).

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated February 1, 2024 in Case No. 2022-CA-003893, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which Laurel Estates Homeowners Association, Inc., is the Plaintiff and Diana I. Toledo-Mendez is the Defendant(s), I will sell to the highest and best bidder for cash online at <https://www.polk.realforeclose.com>, at 10:00 a.m. on March 7, 2024, the following described property as set forth in said Final Judgment, to wit:

Lot 48, Laurel Estates Phase I, according to the map or Plat

FIRST INSERTION

Citrus Ridge Multi-Family
ERP Notification

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 878511 from Citrus Ridge at 27, LLC, 189 S. Orange Ave., Suite 1550, Orlando FL 32801. Application received: 09/08/2023. Proposed activity: residential. Project name: Citrus Ridge Multi-Family. Project size: 14.38. Location: Section 20 Township 26 South, Range 27 East, in Polk County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.

53-2024-CP-000237-0000-XX
IN RE: ESTATE OF
JO ANNE MORRISON
Deceased.

The administration of the estate of Jo Anne Morrison, deceased, whose date of death was September 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 16, 2024.

Personal Representative:

John Jeffrey Morrison
909 Woody Hill Circle
Evans, Georgia 30809
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
February 16, 23, 2024 24-00229K

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 on the go automotive group located at 2700 Sanderling St. in the County of Polk, in the City of Haines City, Florida 33844 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Haines City, Florida, this 12th day of February, 2024.
H&L Investments 1720 LLC
February 16, 2024 24-00249K

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 Jalgerneta located at 3956 Ashworth Pl, in the County of Polk, in the City of Lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 13th day of February, 2024.
Joan Huggins
February 16, 2024 24-00250K

FIRST INSERTION

Citrus Ridge Self Storage
ERP Notification

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 878535 from Citrus Ridge at 27, LLC, 189 S. Orange Ave., Suite 1550, Orlando FL 32801. Application received: 09/08/2023. Proposed activity: commercial. Project name: Citrus Ridge Self Storage. Project size: 2.43. Location: Section 20 Township 26 South, Range 27 East, in Polk County. Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or (800)836-0797, TDD only (800)231-6103.
February 16, 2024 24-00260K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/1/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 STRR mobile home bearing the vehicle identification number GJMDXMF011091 and all personal items located inside the mobile home. Last Tenant: Selina Reed and Dale Edward Reed. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.
February 16, 23, 2024 24-00263K

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Rogue Studio by Byron, located at 852 Rollins Drive, in the City of Davenport, County of Polk, State of FL, 33837, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 9 of February, 2024.
Byron J Fawley
852 Rollins Drive
Davenport, FL 33837
February 16, 2024 24-00247K

FIRST INSERTION

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

CASE NO.: 2023CA006282000000
ATHENE ANNUITY & LIFE
ASSURANCE COMPANY,
Plaintiff, vs.

ROBIN BRYANT A/K/A ROBIN
LORY BRYANT; CAPITAL ONE
BANK (USA), N.A.; UNKNOWN
HEIRS, BENEFICIARIES,
DEVISEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF CRAIG
BRYANT A/K/A CRAIG A. BRYANT,
SR.; UNKNOWN SPOUSE OF
ROBIN BRYANT A/K/A ROBIN
LORY BRYANT; UNKNOWN
SPOUSE OF ALICIA M. BRYANT
A/K/A ALICIA MARIE BRYANT;
CARY A. BRYANT A/K/A CARY
ANN BRYANT; ALICIA M. BRYANT
A/K/A ALICIA MARIE BRYANT;
CRAIG ALAN BRYANT, JR. A/K/A
CRAIG A. BRYANT, JR.; MARK
ARTHUR DIORAZIO; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 07 day of March, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 4, IN BLOCK 5, OF NORTHWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; BEING A PART OF LOT 4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 24 EAST, OF PROPERTY BELONGING TO MCRAE AND ROBSON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF SAID PUBLIC RECORDS; BEING A PART OF S 1/2 OF WEST 40 ACRES OF SW 1/4 NW 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 24 EAST; ALSO THAT PORTION OF LOT 4, OF MCRAE & ROBSON SUBDIVISION, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; BEING A PART OF THE S 1/2 WEST 40 ACRES OF THE SW 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 24 EAST, LYING NORTH OF LOT 4 IN BLOCK 5 OF NORTHWOOD MANOR, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 33, IN SAID PUBLIC RECORDS. PROPERTY ADDRESS: 217 E EDWARD STREET, LAKE-LAND, FL 33805
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA000010000000
CITIZENS BANK N.A., FORMERLY
KNOWN AS RBS CITIZENS,
N.A. SUCCESSOR BY MERGER
TO CITIZENS BANK OF
MASSACHUSETTS,
Plaintiff, vs.
BRIAN M. JURBALA;
JENNIFER M. NIXON,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 8, 2023, and entered in Case No. 2023CA000010000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein CITIZENS BANK N.A., FORMERLY KNOWN AS RBS CITIZENS, N.A. SUCCESSOR BY MERGER TO CITIZENS BANK OF MASSACHUSETTS, is Plaintiff and BRIAN M. JURBALA; JENNIFER M. NIXON, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 30 LESS THE EAST 10 FEET AND LOT 31, BLOCK 2, CASA BELLA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 1, OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.
Property Address: 416 Morningside Drive, Lakeland, Florida 33803

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 2/9/2024
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
FL Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400437
February 16, 23, 2024 24-00238K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0029280000XX
IN RE: ESTATE OF
EUNICE BEATRICE DIXON,
Deceased.

The administration of the estate of EUNICE BEATRICE DIXON, Deceased, whose date of death was May 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is February 16, 2024.

SHEMISE JACKSON,

Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165th Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
February 16, 23, 2024 24-00259K

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 09 day of February 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
eservice@decubaslewis.com
23-02083
February 16, 23, 2024 24-00237K

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.

March 18, 2024
Midas of Lakeland,
7316 US HWY 98 N, Lakeland, FL
2018 CHEV 3GNAXSEVLJS632314
\$5853.26
February 16, 2024 24-00262K

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TrapBeautyByNia, located at 365 Fish Hawk Dr, in the City of Winter Haven, County of Polk, State of FL, 33884, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 of February, 2024.
Sarah Baker Kirkland
365 Fish Hawk Dr
Winter Haven, FL 33884
February 16, 2024 24-00248K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 3/1/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 BAYW mobile home bearing the vehicle identification number BF21409 and all personal items located inside the mobile home. Last Tenant: Cora Louise Moran, Brent Sterling Moran, Estate of Brent Moran and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Brent Moran. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.
February 16, 23, 2024 24-00264K

Q&A

What is a public notice?

A public notice is information intended to inform citizens of government activities.

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA000821000000 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS1, Plaintiff, vs. MUKESH PATEL; GIRA PATEL A/K/A GIRA M. PATEL; VILLA SORRENTO OF POLK COUNTY, HOMEOWNERS ASSOCIATION, INC.; PARTNERS FOR PAYMENT RELIEF DE IV; STATE OF FLORIDA, DEPARTMENT OF REVENUE, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 7, 2024, and entered in Case No. 2023CA000821000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS1, is Plaintiff and MUKESH PATEL; GIRA PATEL A/K/A GIRA M. PATEL; VILLA SORRENTO OF POLK COUNTY, HOMEOWNERS ASSOCIATION, INC.; PARTNERS FOR PAYMENT RELIEF DE IV; STATE OF FLORIDA, DEPARTMENT OF REVENUE, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on

the 13th day of March, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 5, VILLA SORRENTO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 133, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 309 Villa Sorrento Circle, Haines City, Florida 33844

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 2/14/24

McCabe, Weisberg & Conway, LLC

By: Craig Stein, Esq.

Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, Florida, 33407

Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com

File No: 22-400435

February 16, 23, 2024 24-00266K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2021CA003316 Division 15 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-18 Plaintiff, vs. LAWRENCE E. LUCAS AND CRYSTAL A. LUCAS, FELICIA ALLEN A/K/A FELICIA DIANE ALLEN A/K/A FELICIA D. ALLEN, SUNSET LAKES CONDOMINIUM ASSOCIATION, INC., UNKNOWN SPOUSE OF CRYSTAL A. LUCAS, AND U.S.BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-SL1, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on October 9, 2023, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

CONDOMINIUM UNIT 104, BUILDING 4295, SUNSET LAKES, CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM

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

and commonly known as: 4295 SUMMER LANDING DR APT 104, LAKELAND, FL 33810; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on MARCH 19, 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 February 13, 2024

By: /s/ Jennifer M. Scott

Jennifer M. Scott

Attorney for Plaintiff

Invoice to:

Kass Shuler, P.A.

1505 N. Florida Ave.

Tampa, FL 33602-2613

ForeclosureService@kasslaw.com

February 16, 23, 2024 24-00245K

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-005021 MADISON PLACE SERVICE PROVIDER, LLC, Plaintiff, vs.

JULIAN A. CRUZ, JULIAN CRUZ, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendants,

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on January 3, 2024 in Case No. 2023-CA-005021, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein MADISON PLACE SERVICE PROVIDER LLC's ("MADISON PLACE"), are the Plaintiffs and, JULIAN A. CRUZ, JULIAN CRUZ, UNKNOWN TENANT #1 n/k/a Elizabeth Cruz, 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 Tuesday, March 5, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 306, MADISON PLACE, according to the plat thereof, recorded in Plat Book 173, Page(s) 16 through 20, inclusive, of the Public Records of Polk County, Florida, with the following street ad-

dress: 764 Madison Drive, Davensport, FL 33837.

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 13th 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

113357-0002

February 16, 23, 2024 24-00251K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021CA002364000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEONARD R. SANDERSON, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 08, 2024, and entered in 2021CA002364000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEONARD R. SANDERSON, DECEASED; LARRY RUSSELL SANDERSON; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 08, 2024, the following described property as set forth in said

Final Judgment, to wit:

LOT 16, TANGIER TRAILS UNIT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGE 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 7973 KAITLIN CIR, LAKELAND, FL 33810

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

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

Dated this 13 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: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Polk County Bar No. 0058248 Communication Email: dsalem@raslg.com 20-080250 - NaC February 16, 23, 2024 24-00255K

FIRST 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. 53-2023-ca-004788 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.

ELVIN ROSADO AKA MELVIN ROSADO, UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, SOLAR SPECIALIST INC., GOODLEAP, LLC, LVNV FUNDING LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 30, 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 111, BLOCK 1, ORANGE HILL SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE(S) 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 1992 HIGHWAY TRAILER MOBILE HOME BEARING THE VIN #S FLFLN79A10193HP AND FLFLN79B10193HP TOGETHER WITH THAT CERTAIN MOBILE HOME, VIN(S) FLFLN79A10193HP AND FLFLN79B10193HP

and commonly known as: 227 TEMPLE CIR N, WINTER HAVEN, FL 33880; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on April 29, 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 February 13, 2024

By: /s/ David Byars

David Byars

Attorney for Plaintiff

David R. Byars

(813) 229-0900 x

Kass Shuler, P.A.

1505 N. Florida Ave.

Tampa, FL 33602-2613

ForeclosureService@kasslaw.com

53-2023-ca-004788

078950/2322037/CMP

February 16, 23, 2024 24-00253K

FIRST INSERTION

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

Case Number: 2022CA-002484-0000-00 SOUTHSTATE BANK, N.A., a national banking association, f/k/a CENTERSTATE BANK, N.A., successor by merger with HARBOR COMMUNITY BANK, Plaintiff, vs.

WEI QIN, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES, LLC, a Florida limited liability company, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendants.

Notice is hereby given that pursuant to the default final judgment dated February 8, 2024, in case number 53-2022CA-002484-0000-00 in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein SOUTHSTATE BANK, N.A., a national banking association, f/k/a CENTERSTATE BANK, N.A., successor by merger with HARBOR COMMUNITY BANK, is Plaintiff, and WEI QIN, BALMORAL MASTER ASSOCIATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES, LLC, a Florida limited liability company, UNKNOWN TENANT 1 AND UNKNOWN TENANT 2 are Defendants, I will sell to the high-

est and best bidder for cash online at www.polk.realforeclose.com at 10:00 a.m. on the 14th day of March, 2024, the following described real property as set forth in said final judgment, to wit:

Lot 83, BALMORAL ESTATES PHASE 1, according to the map or plat thereof as recorded in Plat Book 160, Page 1, Public Records of Polk County, Florida

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

Submitted by: Krista Mahalak, Esquire Peterson & Myers, P.A.

Post Office Drawer 7608

Winter Haven, Florida 33883-7608

Attorney for Plaintiff

February 16, 23, 2024 24-00240K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA0006144000000 CITIZENS BANK, N.A., Plaintiff, vs.

HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE; UNKNOWN SPOUSE OF HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CAVALRY SPV I, LLC AS ASSIGNEE OF CITIBANK, N.A.; DISCOVER BANK; CKS PRIME INVESTMENTS, LLC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 2, 2024, and entered in Case No. 2023CA0006144000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein CITIZENS BANK, N.A., is Plaintiff and HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE; UNKNOWN SPOUSE OF HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CAVALRY SPV I, LLC AS ASSIGNEE OF CITIBANK, N.A.; DISCOVER BANK; CKS PRIME INVESTMENTS, LLC, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 2nd day of

April, 2024, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 120 FEET OF THE WEST 202 (1/2) FEET OF THE SOUTH 240 FEET OF THE NORTH 469 FEET OF THE E (1/2) OF THE W (1/2) OF THE SW (1/4) OF THE NW (1/4) OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 12.5 FEET FOR RIGHT-OF-WAY.

Property Address: 873 Peters Road, Bartow, Florida 33830

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 2/9/2024

McCabe, Weisberg & Conway, LLC

By: Craig Stein

Craig Stein, Esq.

Fl Bar No. 0120464

McCabe, Weisberg & Conway, LLC

3222 Commerce Place, Suite A

West Palm Beach, Florida, 33407

Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com

File No: 23-400264

February 16, 23, 2024 24-00239K

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-000420 BAYTREE MANAGEMENT COMPANY, a Florida for-profit corporation, Plaintiff, vs. EUGENE D. THOMAS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on January 31, 2024 in Case No. 2023-CA-000420, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein BAYTREE MANAGEMENT COMPANY's ("BAYTREE"), is the Plaintiff, and EUGENE D. THOMAS, 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, April 1, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Granada Unit 102 from the condominium plat of Orchid Springs Village No. 100, a condominium, according to Condominium Plat Book 1, Pages 18, 19, 20, and 21, public records of Polk County, Florida, and being further described in that certain Declaration of Condominium filed May 27, 1971, in OR Book 1361, Pages 89 through 129 in-

clusive, as Clerk's Instrument No. 514824, public records of Polk County, Florida, together with an undivided 2.80% share in the common elements appurtenant thereto. Property Address: 100 El Camino Drive, Apt. 102, Winter Haven, FL 33884.

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 14th 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

113316-0093

February 16, 23, 2024 24-00265K

FIRST 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. 53-2023-CA-005416 Division 07

MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, FORMERLY KNOWN AS R P FUNDING, INC. Plaintiff, vs. MILAGROS FUENTES, ANA MILAGROS RAMOS, SYBO LLC, SERVICE FINANCE COMPANY LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on February 1, 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 5, BLOCK A, SAMPLE BROS. ADDITION TO HAINES CITY, ACCORDING TO THE PLAT THEREOF,

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2021-CA-003054
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARLOS ESTERAN FELIPPE AKA CARLOS ESTABAN FELIPPE, DECEASED, et al, Defendant(s).
 To: THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARMEN S. FELIPPE AKA CARMEN SOPHIA FELIPPE, DECEASED
 Last Known Address: Unknown
 Current Address: Unknown
 THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARLOS ESTERAN FELIPPE AKA CARLOS ESTABAN FELIPPE, DECEASED
 Last Known Address: Unknown
 Current Address: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 23, ELBERT ACRES, AC-

CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 A/K/A 1739 AVENUE C NE WINTER HAVEN FL 33881
 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.
 This notice shall be published once a week for two consecutive weeks in the Business Observer.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, 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.
 Default Date: 03/14/2024
 WITNESS my hand and the seal of this court on this 6th day of February, 2024.
 Stacy Butterfield
 Clerk of the Circuit Court
 (SEAL) By: Kenleigh Mathis
 Deputy Clerk
 Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 NL - 21-005657
 February 16, 23, 2024 24-00252K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO. 2023CA000849000000
LOANDEPOT.COM, LLC, Plaintiff, vs. ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT E. CISCO, DECEASED; TERRI LOUISE CISCO; JENNIFER CISCO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 7, 2024 and entered in Case No. 2023CA000849000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROBERT E. CISCO, DECEASED; TERRI LOUISE CISCO; JENNIFER CISCO; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.

COM at 10:00 A.M., on March 13, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 2, BLOCK "C", EDENHOLME SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
 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 12th day of February 2024.
 Marc Granger, Esq.
 Bar. No.: 146870
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email: notice@kahaneandassociates.com
 File No.: 22-01291 LND
 V6.20190626
 February 16, 23, 2024 24-00241K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2022-CA-002898
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. FRANK D. STEWART, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 23, 2023, and entered in 53-2022-CA-002898 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MORTGAGE ASSETS MANAGEMENT, LLC is the Plaintiff and FRANK D. STEWART; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; POLK COUNTY, FL 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 March 08, 2024, the following described property as set forth in said Final Judgment, to wit:
 THE EAST 1/2 OF THE FOLLING: BEGINNING 25 FEET NORTH AND 1155 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN NORTH 200 FEET, THENCE EAST 200 FEET, THENCE SOUTH 200 FEET, THENCE

WEST 200 FEET TO THE POINT OF BEGINNING.
 Property Address: 8140 TOM COSTINE RD, LAKELAND, FL 33809
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 13 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
 21-008684 - GrS
 February 16, 23, 2024 24-00256K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA005029000000
FIRSTBANK PUERTO RICO, Plaintiff, vs. RAFAEL JAUME AND JANE DIAZ, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 02, 2024, and entered in 2023CA005029000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FIRSTBANK PUERTO RICO is the Plaintiff and RAFAEL JAUME; JANE DIAZ 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 March 05, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 468, LAKESHORE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 1605 CLUB CIRCLE, LAKESHORE, FL 33854
 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 13 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
 22-084571 - NaC
 February 16, 23, 2024 24-00258K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CC001968
BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. COLIN O. PLANT; ZOE PLANT & UNKNOWN PERSON(S) IN POSSESSION, Defendants.
 Notice is given that under a Final Summary Judgment dated February 7, 2024, and in Case No. 2023CC001968 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., the Plaintiff and COLIN O. PLANT & ZOE PLANT the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on March 13, 2024, the following described property set forth in the Final Summary Judgment:
 Unit 30201, of Bahama Bay Phase 30, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5169, Page 1306, and amendment adding Phase 30, as recorded in Official Records Book 6239, Page 1872, and recorded in Condominium Plat Book 16, Page 45, all of the Public Records of

Polk, Florida, and any amendments thereto, together with its undivided share in the common elements.
 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 this 12th day of February 2024.
 By: /s/ Sarah E. Webner
 Sarah E. Webner, Esq.
 Florida Bar No. 92751
 WONSETLER & WEBNER, P.A.
 717 North Magnolia Avenue
 Orlando, FL 32803
 Primary E-Mail for service: Pleadings@kwpalaw.com
 Secondary E-Mail: office@kwpalaw.com
 (P) 407-770-0846 (F) 407-770-0843
 Attorney for Plaintiff
 February 16, 23, 2024 24-00243K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.
CASE No. 2023CA000595000000
PRIMARY RESIDENTIAL MORTGAGE, INC., PLAINTIFF, VS. CURTIS O' HARROW, ET AL. DEFENDANT(S).
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 31, 2024 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on March 22, 2024, at 10:00 AM, at www.polk.realforeclose.com for the following described property:
 Lot 65, A Replat of Willow Point Estates Phase Three, according to the map or plat thereof, as recorded in Plat Book 76, Page(s) 4, of the Public Records of Polk County, Florida.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.
 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.
 Tromberg, Morris & Poulin, PLLC
 Attorney for Plaintiff
 1515 South Federal Highway, Suite 100
 Boca Raton, FL 33486
 Telephone #: 561-338-4101
 Fax #: 561-338-4077
 Email: eservice@tmppllc.com
 By: Kyle Melanson, Esq.
 FBN 1017909
 Our Case #: 23-000100/
 2023CA000595000000 /PRMI
 February 16, 23, 2024 24-00242K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA000091000000
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. BEVERLY L. SPARK, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in 2023CA000091000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and BEVERLY L. SPARK; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on March 07, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 57, SOLIVITA - PHASE VIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 30-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address:

512 VIA VILLAGIO LO, 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 13 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
 22-018094 - GrS
 February 16, 23, 2024 24-00257K

PUBLISH YOUR LEGAL NOTICE
 Email legal@businessobserverfl.com


OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com hillsclerk.com
sarasotaclerk.com pascoclerk.com
charlotteclerk.com pinellasclerk.org
leeclerk.org polkcountyclerk.net
collierclerk.com myorangeclerk.com

ILV20890_V21

FIRST INSERTION

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

CASE NO.:
2023CA-004291-0000-00
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
YOVANI CAMACHO; LAKES AT LUCERNE PARK HOMEOWNERS' ASSOCIATION, INC.; POLK COUNTY FLORIDA CLERK OF COURT; STATE OF FLORIDA; MACAULAY FALU-BAEZ; YAMARIS VEGA TORRES; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 07 day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK PHASE 6", RECORDED IN PLAT BOOK 176, PAGES 32-34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 1629 AMBAR COURT, WINTER HAVEN, FL 33881

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 08 day of February 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
23-00010
February 16, 23, 2024 24-00217K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CC-001623
PINES WEST HOMEOWNERS ASSOCIATION, INC.,
Plaintiff, vs.
JOHNATHAN CASTRO, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 1/23/2024, in Case No.: 2023-CC-001623 of the County Court in and for Polk County, Florida, wherein PINES WEST HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JOHNATHAN CASTRO, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 2/27/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 56, Pines West Phase 1, as per plat thereof, recorded in Plat Book 114 Pages 29, 30 & 31, in-

clusive, Public Records of Polk County.

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: February 9, 2024
By: /s/Frank J. Lacquaniti
Frank J. Lacquaniti, Esquire
Florida Bar No.: 26347
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
February 16, 23, 2024 24-00222K

FIRST INSERTION

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

2022CA-001899-0000-00
NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING
Plaintiff(s) VS.
BETTY KIGHT, LONZIE KIGHT, ROCHE SURETY AND CASUALTY CO, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS,
Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on JULY 19, 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:

LOTS 3 AND 4, BLOCK 6, RAILROAD HEIGHTS. AN ADDITION TO POLK CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 520 2ND ST, POLK CITY, FL 33868
to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 8TH day of MARCH, 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 2nd day of February, 2024.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By Carolyn Mack
Deputy Clerk
Polk County Clerk of Courts
Civil Law Department
Drawer CC-12, P. O. Box 9000
Bartow, FL 33831-9000
February 16, 23, 2024 24-00221K

FIRST INSERTION

Notice is hereby given that AL PHILOGENE, OWNER, desiring to engage in business under the fictitious name of ISLAND VACATION TRAVEL AGENCY located at 206 CROWN ST, WINTER HAVEN, FLORIDA 33880

intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
February 16, 2024 24-00231K

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. 2022CA002376000000
Cardinal Financial Company,
Limited Partnership,
Plaintiff, vs.
STANLEY R. OLIVER A/K/A STANLEY RASHAD OLIVER, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002376000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Cardinal Financial Company, Limited Partnership is the Plaintiff and STANLEY R. OLIVER A/K/A STANLEY RASHAD OLIVER; SHAMBRIA ONETHA OLIVER; Unknown Spouse of Banu Asheer Ali 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 8th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20 AND THE WEST 10 FEET OF LOT 21, BLOCK C, SEVILLA ON THE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN

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 ADAME CLEANING SERVICES : Located at 291 Arlington Loop : Polk County in the City of Haines City : Florida, 33844-5438 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Haines City Florida, this February day of 08, 2024
ADAME MARTHA A
February 16, 2024 24-00230K

SECOND 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-

PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
24-28-21-240000-003200

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 9th 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
Case No. 2022CA002376000000
File # 22-F00570
February 16, 23, 2024 24-00220K

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 Putter's On The 9th located at 900 Southampton Blvd, in the County of Polk, in the City of Auburndale, Florida 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale, Florida, this 7th day of February, 2024.
JJK RESTAURANT GROUP LLC
February 16, 2024 24-00232K

SUBSEQUENT INSERTIONS

SECOND INSERTION

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@amyphillipsllc.com
February 9, 16, 2024 24-00177K

SECOND INSERTION

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.
Elmhurst 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

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

CASE NO.: 2017CA001901
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC.,
MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QH1
PLAINTIFF, VS.
MARIA ISABEL GIRLADO A/K/A MARIA ISABELA GIRLADO A/K/A MARIA GIRLADO, JUAN GONZALO VILLA A/K/A JUAN G. VILLA A/K/A JUAN VILLA ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 7th day of February, 2024, and entered in Case No. 2017CA001901, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QH1 is the Plaintiff and JUAN GONZALO VILLA A/K/A JUAN G. VILLA A/K/A JUAN VILLA; MARIA ISABEL GIRLADO A/K/A MARIA ISABELA GIRLADO A/K/A MARIA GIRLADO; RESIDENTIAL FUNDING MORTGAGE SECURITIES II, INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-HSA2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE. SUCCESSOR IN INTEREST TO BANK OF AMERICA N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LALSALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE AND HAMPTON LAKES OF DAVENPORT 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 25th day of

March, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 135, HAMPTON ESTATES PHASE 1, VILLAGES 1-B & 2-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 18 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

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

Dated this 12th day of February, 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
22FL935-0070
February 16, 23, 2024 24-00216K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT 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 Foreclosure 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

SECOND 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: cwallace@mclements.com
Secondary E-Mail:
cross@mclements.com
February 9, 16, 2024 24-00197K

SECOND 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
Fi Y. Soto
G30 R. Manghram
H31 Y. Moore

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

SECOND 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

SECOND 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,
DECEASED
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 following described property in Polk County, Florida:

TRACT 9 BLOCK 5; STARTING AT THE P.T. OF A CURVE, SHOWN A 1.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 CIRCUIT 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 APPEARS 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 78° 57' 51" 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 SOUTHERLY 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 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
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

SECOND INSERTION

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

CASE NO.: 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
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, ACCORD-
ING 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)
rgfpleadings@gmail.com
tdavis@dclaw.com
February 9, 16, 2024 24-00199K

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. 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 SHEL-
BOURNE 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

SECOND 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 accor-

dance 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 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.
For the Court.
February 9, 16, 2024 24-00200K

SECOND 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 47CF3M254G512886 and all personal items located inside the travel trailer. Last Tenant: Katlyne Jeannine Sceiford and Jordan Myers n/k/a Jourdan Myers. Sale to be held at: Themeworld RV Resort, 2727 Frontage Road, Davenport, Florida 33837, 863-424-8362.
February 9, 16, 2024 24-00209K

SECOND 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

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. 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 RE-
CORDED IN PLAT BOOK 73,
PAGE 45, OF THE PUBLIC
RECORDS OF POLK COUNTY,

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

SECOND 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
jnnew@gulfcoastlegalcenters.com
STEVEN K. JONAS, Esq.
FBN: 0342180
February 9, 16, 2024 24-00190K

SECOND INSERTION

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

CASE NO.:
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

SECOND 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-Float Week/Floater 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-Float Week/Floater 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-Float Week/Floater 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-Float Week/Floater 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/Floater 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-Float Week/Floater 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-Float Week/Floater 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-Float Week/Floater 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-Float Week/Floater Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44;
February 9, 16, 2024 24-00191K

SECOND 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: Marishia 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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CA-2366
DIVISION: II
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."
EXHIBIT "A"
Certain real property, hereafter referred to as the "Real Property" and more particularly described as follows:
Lot 27, and the West 20' SHORE 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 Real Property, including all amendments, 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 and 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 all 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.
Attorney
February 9, 16, 2024 24-00189K

SECOND 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, continue South 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.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable Ellen S. Masters, one of the Judges of this Court, on the 1st day of March, A.D., 2024, at 9:00 A.M., Polk County Courthouse, 255 North Broadway, Room 7D-1 (Blue Elevators), Bartow, Florida 33830 for an Order of Taking hearing in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND
The Defendants, and any other persons claiming any interest in the property described, are hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:
ASHLEY MOODY
ATTORNEY GENERAL
c/o Jessica Schwieterman
Assistant Attorney General
Florida Bar No. 116460
Office of the Attorney General
3507 E. Frontage Road, Suite 150
Tampa, FL 33607
T - (813) 233-2800; F - (813) 281-1859
Jessica.Schwieterman@myflorida.legal.com
Victoria.Lingua@myflorida.legal.com

within thirty (30) days after service of this Summons upon you, exclusive of the day of service, and to file the original of your written defenses and request for hearing with the Clerk of this Court either before service on Petitioner's Attorney or immediately thereafter, to show what right, title, interest or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes as set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

WITNESS MY HAND AND SEAL of said Court on the day of 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

SECOND 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, continue South 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.

The Defendants, and any other persons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable Ellen S. Masters, one of the Judges of this Court, on the 1st day of March, A.D., 2024, at 9:00 A.M., Polk County Courthouse, 255 North Broadway, Room 7D-1 (Blue Elevators), Bartow, Florida 33830 for an Order of Taking hearing in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND
The Defendants, and any other persons claiming any interest in the property described, are hereby required to serve written defenses, if any, and request a hearing, if desired, to said Petition on:
ASHLEY MOODY
ATTORNEY GENERAL
c/o Jessica Schwieterman
Assistant Attorney General
Florida Bar No. 116460
Office of the Attorney General
3507 E. Frontage Road, Suite 150
Tampa, FL 33607
T - (813) 233-2800; F - (813) 281-1859
Jessica.Schwieterman@myflorida.legal.com
Victoria.Lingua@myflorida.legal.com

within thirty (30) days after service of this Summons upon you, exclusive of the day of service, and to file the original of your written defenses and request for hearing with the Clerk of this Court either before service on Petitioner's Attorney or immediately thereafter, to show what right, title, interest or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes as set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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

WITNESS MY HAND AND SEAL of said Court on the day of 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

HOW TO PUBLISH YOUR

LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386

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

Business
Observer
2024/02