Public Notices

FEBRUARY 16 - FEBRUARY 22, 2024 **PAGE 17** **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 Email: floridaservice@theprobatepro.com February 16, 23, 2024 24-00228K

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

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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@straughnturner.com Secondary E-Mail: ahall@straughnturner.com 24-00229K February 16, 23, 2024

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, v.

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-

159, at page(s) 40, of the Public Records of Polk County, Florida ANY PERSON CLAIMING AN IN-TEREST 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 BEFORE THE CLERK REPORTS THE SURPLUS AS

thereof, as recorded in Plat Book

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 Av-Florida (863)

534-4686, at least 7 days before your scheduled court appearance, or im-

mediately upon receiving this notifi-

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

24-00250K February 16, 2024

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 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 1(800)836-0797,

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. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 07 day of March, 2024, the following described property as set

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 GIV-EN 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., FOR-MERLY KNOWN AS RBS CITIZENS, N.A. SUCCESSOR BY MERGER TO CITIZENS BANK OF MASSACHU-SETTS, 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, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8 , PAGE 1 , OF THE PUBLIC RECORDS OF

FIRST INSERTION

forth in said Final Judgment, to wit: LOT 4, IN BLOCK 5, OF NORTHWOOD MANOR, AC-CORDING 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; BE-ING 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, ACCORD-ING 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

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; 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

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 UN-CLAIMED, 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 imme-diately upon receiving this notification if the time before the scheduled ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 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 3GNAXSEV1JS632314 \$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.

Business Ibserver PAGES 17-24

the County Co 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

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

residential. Project name: Citrus Ridge

Multi-Family. Project size: 14.38.

Location: Section 20 Township 26

South, Range 27 East, in Polk County.

Monday through Friday at 7601 U.S.

Permit Search Tools" function on the

District's website at www.watermatters. org/permits/. Interested persons may

inspect a copy of the application and

Proposed

32801. Application

09/08/2023

cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED on February 9th, 2024. By: Karen A. Green Esquire Florida Bar No: 628875 Attorney for Plaintiff February 16, 23, 2024 24-00236K

FIRST INSERTION

received:

activity:

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 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 Outstanding Florida Water: no. Aquatic preserve: no. The application is available for public inspection or submit your request through the District's website at www.watermatters. org. The District does not discriminate based on disability. Anyone requiring Highway 301 North, Tampa, Florida 33637 or through the "Application & accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. 24-00261K February 16, 2024

February 16, 2024 24-00260K

TDD only 1(800)231-6103.

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 3/1/2024at 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. 24-00263K

February 16, 23, 2024

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

February 16, 23, 2024 24-00238K

365 Fish Hawk Dr Winter Haven, FL 33884 February 16, 2024 24-00248K

FIRST INSERTION

NOTICE TO CREDITORS and other persons having claims or de-IN THE CIRCUIT COURT OF THE mands against decedent's estate must 10TH JUDICIAL CIRCUIT IN AND file their claims with this court WITH-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

IN 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 FOREV-

ER 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

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 3/1/2024at 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 identifica-tion 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



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.,

18

MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS1, Plaintiff, vs. MUKESH PATEL; GIRA PATEL A/K/A GIRA M. PATEL; VILLA

A/A/A/ORIMIN FATEL, 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 GIV-EN 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 Judi-cial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL AC-CREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES. SERIES 2007-QS1, is Plaintiff and MUKESH PA-TEL; 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, DEPART-MENT 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

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 UN-DIVIDED INTEREST IN THE COMMON ELEMENTS, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM 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 RE-CORDS 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 mort-

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

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 Fina IN THE CIRCUIT COURT OF THE L

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, GRANTEES, 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, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEONARD R. SANDER-SON, 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

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,

Plaintiff, vs.

Defendants.

ida described as:

NATIONAL ASSOCIATION

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

Notice is hereby given, pursuant to Fi-

nal 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, Flor-

LOT 111, BLOCK 1, ORANGE

HILL SUBDIVISION, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 58

PAGE(S) 40, OF THE PUBLIC RECORDS OF POLK COUN-

TY, FLORIDA, TOGETHER WITH THAT CERTAIN 1992

HIGHWAY TRAILER MOBILE

HOME BEARING THE VIN #S

FLFLN79A10193HP AND FL-FLN79B10193HP TOGETHER

WITH THAT CERTAIN MO-

BILE HOME, VIN(S) FLFL-N79A10193HP AND FLFLN-

NOTICE OF SALE

79B10193HP

Final Judgment, to wit: LOT 16, TANGERINE 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 Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 20-080250 - NaC February 16, 23, 2024 24-00255K

FIRST INSERTION

and commonly known as: 227 TEM-PLE 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 PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA006144000000 CITIZENS BANK, N.A., Plaintiff, vs. HARVEY E. HORNE, III A/K/A

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 E. HORNE, III A/K/A HARVEY E. HORNE, HORNE, III A/K/A HARNEY 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 GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated February 2, 2024, and entered in Case No. 2023CA006144000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein CITIZENS BANK, N.A, is Plaintiff and HAR-VEY E. HORNE, III A/K/A HAR-VEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HAR-VEY HORNE; UNKNOWN SPOUSE OF HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARNEY E. HORNE A/K/A HARVEY HORNE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOP-MENT; CAVALRY SPV I, LLC AS ASSIGNEE OF CITIBANK, N.A.; DISCOVER BANK; CKS PRIME IN-VESTMENTS, 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

BAYTREE MANAGEMENT

COMPANY, a Florida

for-profit corporation,

Plaintiff, vs. EUGENE D. THOMAS;

Defendants.

UNKNOWN TENANT #1;

UNKNOWN TENANT #2;

NOTICE IS HEREBY GIVEN pursu-

ant 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. THOM-

AS, UNKNOWN TENANT #1 and

UNKNOWN TENANT #2, are the

Defendants, that the Polk County

Clerk of Court shall sell to the high-

2024, at www.polk.realforeclose.com ,

the following property, as set forth in

Granada Unit 102 from the

condominium plat of Orchid

Springs Village No. 100, a con-

dominium, according to Condo-

minium 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-

the Final Judgment:

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 SOUTH 240 FEET OF THE E (1/2) OF THE W (1/2) OF THE SW (1/4) OF THE NW (1/4) OF SECTION 35, TOWN-SHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLOR-IDA, LESS THE WEST 12.5 FEET FOR RIGHT-OF-WAY. Property Address: 873 Peters Road, Bartow, Florida 33830

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, 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 CASE NO.: 2023-CA-000420

purtenant 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.

est bidder(s) for cash at public sale at 10:00 a.m. on Monday, April 1, 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 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 TEN-ANT #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, Davenport, 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 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 lability 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 COM-MUNITY BANK. is Plaintiff, and WEI QIN, BALMORAL MASTER ASSOCI-ATION, INC., a Florida not for profit corporation, FELTRIM BALMORAL ESTATES, LLC, a Florida limited lability company, UNKNOWN TEN-ANT 1 AND UNKNOWN TENANT 2 are Defendants, I will sell to the highest 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 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, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 603 N 7TH ST, HAINES CITY, FL 33844; 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 this February 13, 2024 By:/s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 53-2023-CA-005416 F327486/2322577/CMP February 16, 23, 2024 24-00254K

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, GRANTEES, 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, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM-ING BY. THROUGH, UNDER, OR AGAINST, CARMEN S. FELIPPE AKA CARMEN SOPHIA FELIPPE, DE-CEASED

Last Known Address: Unknown Current Address: Unknown THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY. THROUGH, UNDER, OR AGAINST, CARLOS ESTERAN FELIPPE AKA CARLOS ESTABAN FELIPPE, DE-CEASED

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

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

Business Observer.

ity 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 re-ceiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date: 03/14/2024

WITNESS my hand and the seal of this court on this 6th day of February, 2024.

> 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	24-00252	Κ

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, as provided herein. 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 re-corded 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.

POLK COUNTY, FLORIDA. A/K/A 1739 AVENUE C NE

veek for two consecutive weeks in the If you are a person with a disabil-

Stacy Butterfield

Albertelli Law		
P.O. Box 23028		
Tampa, FL 33623		
NL - 21-005657		

The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published

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 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, GRANTEES, 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, BENEFI-CIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ROB-ERT E. CISCO, DECEASED; TERRI LOUISE CISCO; JENNIFER CISCO; UNKNOWN PERSON(S) IN POSSES-SION OF THE SUBJECT PROPERTY; are defendants. STACY M. BUTTER-FIELD, the Clerk of the Circuit Court. will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.

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,

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated January 02, 2024, and entered

in 2023CA005029000000 of the Circuit Court of the TENTH Judicial Cir-

cuit in and for Polk County, Florida,

nal 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.

33854

Plaintiff, vs.

Defendant(s).

RAFAEL JAUME

AND JANE DIAZ, et al.

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", EDEN-HOLME SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED 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 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

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND Property Address: 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 Foreclo-sure 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 DEVELOP-MENT; 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 FOL-LOWING: 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.

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: flmail@raslg.com Bv: \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

UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2023CC001968

Defendants.

mary 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 CON-DOMINIUM 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 im-mediately 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. 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.

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

Property Address: 1605 CLUB Communication Email: CIRCLÉ, LAKESHORE, FL dsalem@raslg.com 22-084571 - NaC Any person claiming an interest in the 24-00258K February 16, 23, 2024 OFFICIAL COURTHOUSE

2024. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A.

NOTICE OF SALE

BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation,

Plaintiff, v. COLIN O. PLANT; ZOE PLANT & ANY UNKNOWN PERSON(S) IN POSSESSION,

Notice is given that under a Final Sum-

is the Plaintiff and RAFAEL JAUME; JANE DIAZ are the Defendant(s). impaired, call 711. Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. SCHNEID, CRANE & realforeclose.com, at 10:00 AM, on March 05, 2024, the following de-PARTNERS, PLLC Attorney for Plaintiff scribed property as set forth in said Fi-

wherein FIRSTBANK PUERTO RICO

Dated this 13 day of February, 2024. ROBERTSON, ANSCHUTZ, 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248

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 ASSO-CIATION, 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 RECORD-ED IN PLAT BOOK 131, PAGE 30-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address:

Email

PUBLISH YOUR

LEGAL NOTICE

legal@businessobserverfl.com

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 Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-018094 - GrS February 16, 23, 2024 24-00257K

Busines

Ubse



FIRST INSERTION

 $\mathbf{20}$

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004560 HIGHLAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit

corporation, Plaintiff, vs. BRIAN ANTONIO IRIZARRY AND

WENDY LUZ IRIZARRY, **Defendants.** NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure entered on January 24, 2024 in Case No. 2023-CA-004560, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 5 HOME-OWNERS ASSOCIATION, INC., a Florida not for profit corporation ("ASSOCIATION" or "HIGHLAND MEADOWS 5"), is the Plaintiff, and BRIAN ANTONIO IRIZARRY and WENDY LUZ IRIZARRY, 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 Wednesday, February 28, 2024, at www.polk.realforeclose.com , the following property, as set forth in the Final Judgment:

Lot 222, RIDGE AT HIGH-LAND MEADOWS, according to the map or plat thereof, as recorded in Plat Book 164, Page(s) 43, of the Public Records of Polk County, Florida, with the following street address: 942 Fallon Hills 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 12th day of February, 2024. /s/ Shav 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 113327-0076 February 16, 23, 2024 24-00244K

FIRST INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA003255000000 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff. VS. THE ESTATE OF BOBBY BATTLES. DECEASED; et al., Defendant(s). TO: The Estate of Bobby Battles, de-

ceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action

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

Case No. 53-2023-CA-006411 Division 07 NEXBANK

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

Defendants. TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF ANNA WILLEY A/K/A ANNA MAY WILLEY, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UN-KNOWN

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 58 OF OAK RIDGE ES-TATES, PHASE IX, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. commonly known as 1300 OLD STOKES RD, FROSTPROOF, FL

FIRST INSERTION		
Notice Under Fictitious Name Law		
Pursuant to Section 865.09,		
Florida Statutes		
CONTAR TO TERREPORT OFFICE		

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Central Florida Landscaping and Design located at 1440 periwinkle court, in the County of Polk, in the City of Lakeland, Florida 33811 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida Dated at Lakeland, Florida, this 9th day of February, 2024.

Ian Owen Upchurch February 16, 2024 24-00235K

FIRST INSERTION

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

CASE: 2023 CC-008868 WEST HAVEN HOMEOWNERS ASSOCIATION, INC., a

not-for-profit Florida corporation, Plaintiff, vs. NATTASH SULLY; UNKNOWN SPOUSE OF NATTASH SULLY; AND UNKNOWN TENANT(S),

Defendant. TO: NATTASH SULLY YOU ARE HEREBY NOTIFIED

that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: Lot 35, HAMLET AT WEST HAVEN, according to the Plat thereof as recorded in Plat Book 124, Pages 7-9, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 444 Henley Circle, Dav-

enport, FL 33896 This action has been filed against you

FIRST INSERTION

33843 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before February 29, 2024, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in

the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Ave-nue, 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: January 23, 2024. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Asuncion Nieves Deputy Clerk Ryan Sutton of Kass Shuler, P.A.,

plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601 February 16, 23, 2024 24-00223K

FIRST INSERTION Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Texan located at 137 West Christina Blvd in the City of Lakeland, Polk County, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of February, 2024. AWAYNET LLC ALEXANDER THOMPSON February 16, 2024 24-00233K

FIRST INSERTION NOTICE OF ACTION

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

CASE NO.: 2023-CA-005281 RAUNELL LIRIANO, Plaintiff, vs. STORM HOLDINGS LLC, A New Jersey Limited Liability Company As Trustee of the 1362 Homosassa Way Land Trust Dated December

28, 2021, Defendant.

NOTICE is hereby given that a civil action commenced on July 13, 2023, and is now pending as case number 2023-CA-005281 in the Circuit Court in the State of Florida, County of Polk.

The name of the unserved party to the action is:

Storm Holdings, LLC, a New Jersey Limited Liability Company As Trustee Of the 1362 Homosassa Land Trust Date December 28, 2021 Registered Agent: Angelo Tranquellino 14 Livingston Court Malboro, NJ 07746 And

1362 Homosassa Drive Poinciana, FL 34759

FIRST INSERTION

NOTICE OF SALE AS TO:

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.

53-2023-CA-000507-0000-00

Defendant(s). Notice is hereby given that on 2/28/24

at 10:00 a.m. Eastern time at www.

polk.realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale

the UNIT/WEEKS described below, of

in-common in and to the below

Unit No., Use Period No. and Building No. of Orlando Breeze

Resort, a vacation resort in Polk

County, Florida (the "Resort")

according to the Declaration

of Restrictions, Covenants and

Conditions recorded in Volume

06046, Page 0473 and amended

by the Supplemental Declara-

tions recorded in Volume 7612, Page 1623 and Volume 6147,

Page 325, Public Records of Polk

County, Florida, and any amend-

ments thereto (collectively (the

'Declaration"), with the exclu-

sive right to occupy the Unit during the Use Period below,

as said Use Period is defined in

the Declaration, upon and sub-

ject to all the terms, restrictions,

covenants, conditions and provi-

sions in the Declaration and any

COUNT I CHARLES R HAIGHT and CAROL HAIGHT AND ANY

AND ALL UNKNOWN HEIRS,

Interest 1.923%, Use Period No./

Unit No. 2/0044, Building F,

Count II

CHARLES EDWARDS and DOROTHY EDWARDS

Interest 1.923%, Use Period No./

Unit No. 44/0013, Building B,

<u>Count III</u>

ROSE S GARCIA and ROSE M

Interest 1.923%, Use Period No./

NOTICE OF ACTION

Unit No. 4/0041, Building F,

OTHER

CAROL

amendments thereto

DEVISEES AND CLAIMANTS OF

HAIGHT

GARCIA

the following described real property: An undivided interest as tenant-

SILVERLEAF RESORTS, LLC

Plaintiff, vs.

HAIGHT ET AL.,

$\begin{array}{l} \label{eq:count_IV} \text{Weldon} & \frac{\text{Count IV}}{\text{S. Henderson}} \\ \end{array}$ and VICKI F. HENDERSON Interest 1.923%, Use Period No./ Unit No. 11/0064, Building H,

Count V KIMBERLY Y KING Interest 1.923%, Use Period No./ Unit No. 41/0007, Building A,

Count VI MICHAEL LEE JR and NEO-MA LEE Interest 1.923%, Use Period No./

Unit No. 33/0002, Building A, Count VII JUANITA SANCHEZ and MANUEL ORTIZ Interest 1.923%, Use Period No./

Unit No. 49/0103, Building 1, Count VIII LELIA L THOMAS

Interest 1.923%, Use Period No./ Unit No. 51/0022, Building C , The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2023-CA-000507-0000-00. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

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

2024 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 Facsimile (561) 478-0611 jaron@aronlaw.com

mevans@aronlaw.com February 16, 23, 2024 24-00219K

FIRST INSERTION 218 MARGARETE DRIVE AVON PARK, FL 33825 UNKNOWN SPOUSE OF JIMMY BATTS, JR. AKA JIMMY THOMAS BATTS, JR. AKA JIMMY BATES AKA JIMMY THOMAS BATES, JR. 1069 VIA BIANCA DRIVE DAVEN-

PORT, FL 33837 AND TO: All persons claiming an interest by, through, under, or against the

aforesaid Defendant(s). YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in

Polk County, Florida: LOT 67, LOMA DEL SOL PHASE II E, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 104, PAGES 28 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff, whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before March 7, 2024; otherwise a default and a judgment may be entered against you for the relief demanded

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CC-002860-0000-00

ROUTE 27 ASSOCIATES, LTD and SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP. collectively d/b/a The Ridge, Plaintiffs, vs. STEVEN YORK SILVA,

Defendant.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause, in the County Court of Polk County, Stacy M. Butterfield, Polk County Clerk of the Court, will sell the property situated in Polk County, Florida, described as: 2004 HMMT mobile home

bearing vehicle identification numbers FLHMBC177150595A and FLHMBC177150595B free and clear of all Liens.

Property Address: 142 Sunset Ridge Loop. Lot No. 395, Davenport, Florida 33897

at public sale, to the highest and best bidder, for cash, via the internet at www.polk.realforeclose.com at 10:00 A.M. on the 12th day of March 2024. ANY PERSON CLAIMING A

RIGHT TO FUNDS REMAINING AF-TER THE SALE MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

February 16, 23, 2024 24-00218K

FIRST INSERTION

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

CASE NO.: 2019-CA-000236 NATIONSTAR MORTGAGE, LLC,

Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ELIZABETH ANN BROWN A/K/A ELIZABETH A. BROWN A/K/A ELIZABETH BROWN, et al.,

Defendants.

TO: Unknown Personal Representative of the Estate of Elizabeth Ann Brown a/k/a Elizabeth A. Brown a/k/a Elizabeth Brown 622 Pink Apartment Road

Davenport FL 33837 Unknown Heirs, Beneficiaries and Devisees of the Estate of Elizabeth Ann Brown a/k/a Elizabeth A. Brown a/k/a Elizabeth Brown

622 Pink Apartment Road

Davenport FL 33837 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

All of Lot 3 and the South 20 feet of Lot 2 in Block B of ORANGE TERRACE, according in the map or plat thereof as recorded in Plat Book 26, Page 19, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or imme-diately thereafter; or 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. IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 5th day of February, 2024. Default Date: March 13, 2024 Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida By: /s/ Asuncion Nieves DEPUTY CLERK

FOR POLK, FLORIDA. CASE No. 2023CA00670000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE ESTATE OF MARY A. REVELL AKA MARY ANNETTE REVELL, DECEASED, et al., Defendants TO: UNKNOWN SPOUSE, HEIRS,

DEVISEES, GRANTEES, ASSIGN-LIENORS, CREDITORS, EES, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF TAMMY L. MACK-LIN AKA TAMMY LYNN MACKLIN. DECEASED, AS A POTENTIAL HEIR OF THE ESTATE OF MARY A. REV-ELL AKA MARY ANNETTE REVELL. DECEASED

PORT. FL 33837 UNKNOWN SPOUSE, HEIRS, DE-VICEEC

IN THE CIRCUIT COURT OF THE 10TH JUDICAL CIRCUIT, IN AND

ALL OTHER PARTIES CLAIMING

1069 VIA BIANCA DRIVE DAVEN-

to foreclose a mortgage on the following property in POLK County, Florida:

LOT 25, BLOCK "C", GOLDEN NORTHGATE SUBDIVISION, UNIT NO. 1, A SUBDIVISION OF POLK COUNTY, FLOR-IDA. ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID SUBDIVISION. BEING LO-CATED IN THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST.

has been filed against you and you are required to serve a copy of your written defenses. if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484, on or before 01/25/2024 and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition.

Dated on December 19, 2023. Stacy M. Butterfield As Clerk of the Court (SEAL) By: Kenleigh Mathis As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-837B Ref# 6273 February 16, 23, 2024 24-00246K and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 29 day of January, 2024 Default Date: 03/06/2024 Stacy Butterfield Circuit and County Courts By: /s/ Kenleigh Mathis Deputy Clerk MANKIN LAW GROUP, Attorneys for Plaintiff, 2535 Landmark Drive, Suite 212, Clearwater, FL 33761 24-00226K February 16, 23, 2024

And 42 Lord Stirling Drive

Parsippany, NJ 07054

and the nature of the proceeding is a Mortgage Foreclosure. This notice shall be published once

each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stefanny Rosales., whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

Default Date: February 16, 2024 WITNESS my hand and the seal of said court at Polk County, Florida on the 10th day of January, 2024. STACY M. BUTTERFIELD, CPA

AS CLERK OF THE COURT (SEAL) BY Asuncion Nieves As Deputy Clerk

/s/ Stefanny Rosales Stefanny Rosales, Esq. Florida Bar No.: 1031475 Law Offices of Stephen K. Hachey, P.A. 10853 Boyette Rd Riverview FL 33569 Phone: 813-549-0096 E-service: srosales@hacheylawpa.com February 16, 23, 2024 24-00227K

GR LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARY A. REVELL AKA MARY ANNETTE REVELL, DECEASED 1069 VIA BIANCA DRIVE DAVEN-PORT, FL 33837

JIMMY BATTS, JR.

INMATE # 805183, 900 EAST SUM-MIT STREET WAUCHULA, FL 33873 1069 VIA BIANCA DRIVE DAVEN-PORT. FL 33896

JENNIFER GAINOUS AKA JENNI-FER MACKLIN AS A POTENTIAL HEIR OF THE ESTATE OF TAMMY L. MACKLIN AKA TAMMY LYNN MACKLIN, DECEASED, AS A PO-TENTIAL HEIR OF THE ESTATE OF MARY A. REVELL AKA MARY AN-NETTE REVELL, DECEASED 609 E. MAIN STREET AVON PARK. FL 33825 218 MARGARETE DRIVE AVON PARK. FL 33825 UNKNOWN SPOUSE OF JENNIFER GAINOUS AKA JENNIFER MACK-LIN

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of JEFFREY LUCIANO located at 429 Jav Court in the City of Kissimmee, Polk

the Complaint

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

WITNESS MY HAND AND SEAL OF SAID COURT on this 30 day of January 2024.

Stacy M Butterfield As Clerk of said Court (SEAL) By: Asuncion Nieves As Deputy Clerk Prepared by: Greenspoon Marder, LLP

(954) 491 - 1120;gmforeclosure@gmlaw.com (23-001845-01) February 16, 23, 2024 24-00224K

County, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 8th day of February, 2024. Jeffrey-Nicolas:Luciano 24-00234K February 16, 2024

Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 February 16, 23, 2024 24-00225K

TAX ID:

PLAT BOOK 9, PAGE 47, OF

THE PUBLIC RECORDS OF

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.

who needs any accommodation in order

to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

impaired, call 711. Dated this 9th day of February, 2024.

BROCK & SCOTT, PLLC

2001 NW 64th St. Suite 130

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

FLCourtDocs@brockandscott.com

Case No. 2022CA002376000000

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 Putters 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, Tallahas-

24-00220K

Ft. Lauderdale, FL 33309

Attorney for Plaintiff

Fax: (954) 618-6954

By /s/Justin J. Kelley

Justin J. Kelley, Esq. Florida Bar No. 32106

February 16, 23, 2024

File # 22-F00570

If you are a person with a disability

POLK COUNTY, FLORIDA.

24-28-21-240000-003200

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

STANLEY RASHAD OLIVER, et al.,

NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2022CA002376000000

of the Circuit Court of the TENTH Ju-

dicial 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; Un-

known Spouse of Banu Asheer Ali are

the Defendants, that Stacy M. Butter-

FIRST INSERTION

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 Cor-

porations of the Florida Department of

Cardinal Financial Company,

STANLEY R. OLIVER A/K/A

Limited Partnership,

Plaintiff. vs.

Defendants.

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. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 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 HA-VEN. FL 33881

IF YOU ARE A PERSON CLAIM-

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

If you are a person with a disability who needs any accommodation in 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

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 AS-SOCIATION, 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, inState, Tallahassee, Florida Dated at Haines City Florida, this

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

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

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

field, 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, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN

Notice Under Fictitious Name Law

FIRST INSERTION

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.

impaired, call 711. DATED: February 9, 2024 24-00222K

Property Address: 520 2ND ST,

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 8TH

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60

If you are a person with a disability

POLK ČITY, FL 33868

day of MARCH. 2024

DAYS AFTER THE SALE.

February day of 08, 2024 ADAMĚ MĂRTHÁ 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 repre-sentatives' attorney are set forth below. All creditors of the decedent and

other persons having claims or de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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/ Amv L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com February 9, 16, 2024 24-00177K

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 pur-

suant 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 FUND-ING MORTGAGE SECURITIES II, INC. HOME EQUITY LOAN PASS-THROUGH CERTIFICATES, SERIES 2007-HSA2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE. SUC-CESSOR IN INTEREST TO BANK OF AMERICA N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LA-SALLE BANK NATIONAL ASSOCIA-TION, AS TRUSTEE and HAMPTON LAKES OF DAVENPORT HOME-OWNERS 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

FIRST INSERTION

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

LOT 135, HAMPTON ESTATES PHASE I, 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 CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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 UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a dis-ability who needs any 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 ap-pearance, 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

SUBSEQUENT INSERTIONS

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 Foreclose of Mortgage on the following described property: Lot 13, DALES AT WEST HA-

VEN 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,

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 immediatly therafter; otherwise, a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation 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 24-00198K February 9, 16, 2024

FLORIDA.

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

NOTICE.

AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, Defendant(s)

Notice is hereby given that 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 RE-CORDED IN PLAT BOOK 7, PAGE 17, OF THE PUBLIC RE-CORDS OF POLK COUNTY. FLORIDA.

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 PHILO-GENE, 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 Cor-			
porations, Florida Department of State,			
pursuant to section 865.09 of the Flor-			
ida Statutes.			
February 16, 2024	24-00231K		

SECOND INSERTION

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

DAVID WILLIAM LOWE. DECEASED.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 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 Febraury 9, 2024.

Personal Representative: DocuSigned by: David Charles Lowe 2214 N. 77th Ct. Elmwood Park, Illinois 60707

Attorney for Personal Representative: DocuSigned by: Dallas E. Klemmer, Esq.

Attorney for David Charles Lowe Florida Bar Number: 1044938 Quarles & Brady LLP 1395 Panther Lane, Suite 300 Naples, Florida 34109 Telephone: (239) 262-5959 Primary E-Mail: dallas.klemmer@quarles.com Secondary E-Mail: debra.seymour@quarles.com lisa.brown@quarles.com QB\86649285.1 February 9, 16, 2024 24-00192K 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 de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 SEC-TION 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

BUSINESS OBSERVER

SECOND INSERTION

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

POLK COUNTY, FLORIDA, a political subdivision of the State of Florida

Plaintiff, vs. GUSTAVO MENCHACA AS

TRUSTEE FOR TRUST 830 3RD ST LAND TRUST

Defendant. TO: GUSTAVO MENCHACA AS TRUSTEE FOR 830 3RD ST LANE TRUST

Current residence unknown, but whose last known address was: 12008 East Martin Luther King Jr. Boulevard, Unit 9, Seffner, FL 33584

YOU ARE NOTIFIED that an action to Quiet Escheatment Tax Title on the following property in Polk County, Florida, to-wit: IDA LAKE SUB PB 6 PG 10 IN

S8/17 T28 R26 BLCK C LOTS 41& 42.

Parcel Identification Number:

17-28-26-544500-034100

Street Address: 830 3RD STREET, WINTER HAVEN, FL 33880.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Breezi K. Hicks,

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

CASE NO .: 53-2023-CA-000504 U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

ALBERTO AVILA, et al,

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

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

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

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

WITNESS my hand and seal of the Court on this day of 01/25/2024. Stacy M. Butterfield Clerk of the Circuit Court

(SEAL) By: /s/ Lori Armijo Deputy Clerk Breezi K. Hicks, Plaintiff's attorney

P.O. Box 9005, Drawer AT01 Bartow, Florida 33831-9005 Feb. 9, 16, 23; Mar. 1, 2024 24-00205K

SECOND INSERTION

BEING A PART OF LOT 43 OF FARMING & TRUCKING LANDS OF W.F. HALLMAN & CO.'S LAKELAND HIGHLANDS, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 101, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2222 CHRISTY LN LAKE-

LAND FL 33801

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 06 day of February 2024

Dated this 06 day of .	rebruary, 2024.
ALBERTELLI LAW	
P. O. Box 23028	
Tampa, FL 33623	
Tel: (813) 221-4743	
Fax: (813) 221-9171	
eService: servealaw@all	bertellilaw.com
By: /s/ Justin Ritchie	
Florida Bar #106621	
Justin Ritchie, Esq.	
CT - 22-010301	
February 9, 16, 2024	24-00206K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004590000000 SERVIS ONE, INC. DBA BSI

FINANCIAL SERVICES,

PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 310 Begonia Court, Poinciana, FL 34759 ANY PERSON CLAIMING AN IN-

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

POLK COUNTY

File No. 53-2024-CP-000049-0000-XX

Division 14 IN RE: ESTATE OF BARNES GERALD MCDONELL Deceased.

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

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

SECOND INSERTION

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

The administration of the estate of Wendy Lea Meyer, deceased, whose date of death was August 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

SECOND INSERTION

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

2023CA006855000000 PENNYMAC LOAN SERVICES,

LLC, Plaintiff,

ALEJANDRO SANCHEZ A/K/A ALEJANDRO SAMUEL SANCHEZ RIVERA, et al., Defendants.

ADLY VERONICA VIOLA 795 BENJAMIN TRL , DAVENPORT, FL 33837

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

LOT 272, WILLIAMS PRE-SERVE PHASE II - C, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 170, PAGE(S) 23 AND 24, OF THE PUBLIC RECORDS OF POLK

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

notice is February 9, 2024. **Personal Representative:**

Charles Durward McDonell, Jr. 3503 Greystone Circle West Wilson, North Carolina 27893 Attorney for Personal Representative: L. Caleb Wilson, Attorney

Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com February 9, 16, 2024 24-00214K

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

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

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

The date of first publication of this notice is February 9, 2024. Personal Representative Marcia Kirkland

448Academy Dr Friendsville, TN 37737

Attorney for Personal Representative Andrew J. Oram FL Bar No.: 1015374 Andrew J. Oram, Attorney at Law 332 Ave B SW Suite 107 Winter Haven, FL 33880 (863) 259-4743andrew@oram.law

24-00179K

February 9, 16, 2024

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

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

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

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By /s/ Kenleigh Mathis As Deputy Clerk De Cubas & Lewis, P.A.,

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

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

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

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

53-2023-CP-004605-0000-XX IN RE: ESTATE OF JAMES V. LANDON, A/K/A JAMES VROMAN LANDON

Deceased.

The administration of the estate of James V. Landon, a/k/a James Vroman Landon, deceased, whose date of death was September 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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

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

notice is February 9, 2024. Personal Representative: Clifford J. Landon

2550 North 63rd St.

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

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 9, 2024. Personal Representative:

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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

NOTWITHSTANDING THE TIME

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

The administration of the estate of JO ANN HENDERSON, deceased, whose date of death was November 24, 2022, and whose Social Security Number is XXX-XX-1710, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4. Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this no-tice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NO-TICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Signed on this 6th day of February, 2024

Personal Representative: Lynda Lea Altman 3124 Little Valley Way Lakeland, FL 33812 Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397

TO: ADLY VERONICA VIOLO A/K/A

COUNTY, FLORIDA.

SECOND INSERTION

NOTICE.

BARRED.

Plaintiff, v. MARLON HENRY; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNITED STATES OF AMERICA, **ON BEHALF OF SECRETARY OF** HOUSING AND URBAN DEVELOPMENT; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated January 18, 2024 entered in Civil Case No. 2023CA004590000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SER-VIS ONE, INC. DBA BSI FINANCIAL SERVICES. Plaintiff and MARLON HENRY; ASSOCIATION OF POIN-CIANA VILLAGES, INC.; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on March 5, 2024 the following described property as set forth in said Final Judgment, to-wit: LOT 3, BLOCK 794, POINCI-ANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53,

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

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

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

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02301509-JMV February 9, 16, 2024 24-00196K

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CA000440000000 **DIVISION: 8** Lakeview Loan Servicing, LLC Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadiyah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): Dwavne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada; Tariq Kamal Tejada a/k/a Tariq K. Tejada; Zain Kamaal Tejada a/k/a Zain K. Tejada: Jannah Ameerah Tejada, a minor; Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada, as Natural Guardian of Jannah Ameerah Tejada, a minor; Unknown Guardian of Jannah Ameerah Tejada, a minor; Unknown Spouse of Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada; Unknown Spouse of Tariq Kamal Tejada a/k/a Tariq K. Tejada; Unknown Spouse of Zain Kamaal Tejada a/k/a Zain K. Tejada; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

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

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

SECOND INSERTION

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

LOT 13, BLOCK 414, POIN-CIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 5, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

more commonly known as 1404 Hillsborough Way, Poinciana, FL 34759.

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

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

WITNESS my hand and seal of this Court on the 9th day of January, 2024. Default Date: February 15, 2024 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk LOGS LEGAL GROUP LLP,

Attorneys for Plaintiff, 750 Park of Commerce Blvd. Suite 130 Boca Raton, FL 33487 22-327540 FC01 MTT February 9, 16, 2024 24-00174K

& Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before 03/06/2024, a date at least thirty (30)

PO BOX 5026, CORAL SPRINGS, FL 33310 23-02252 February 9, 16, 2024 24-00188K

Attorney for Plaintiff,

Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com February 9, 16, 2024 24-00201K

FEBRUARY 16 - FEBRUARY 22, 2024

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

F1 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 24-00208K February 9, 16, 2024

SECOND INSERTION

711.

2024.

/s/ Shay M. Beaudoin

Florida Bar No.: 526665

pwillis@willisoden.com

WILLIS | ODEN

113327-0080

Florida Bar No.: 1024968 sbeaudoin@willisoden.com

Telephone: (407) 903-9939

Attorneys for Plaintiff

February 9, 16, 2024

Public Records of Polk County,

Florida, with the following street address: 636 Meadow Pointe

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

who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

Dated this 5th day of February,

PATRICK H. WILLIS, ESQUIRE

SHAY M. BEAUDOIN, ESQUIRE

390 N. Orange Avenue, Suite 1600 Orlando, FL 32801

24-00207K

If you are a person with a disability

Drive, Haines City, FL 33844.

sixty (60) days after the sale.

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 HIGH-LAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and LISA FRANCES POLIAFICO, MARIA C. POLIAFICO, CARLO PO-LIAFICO, 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, ac-cording to the Plat thereof recorded in Plat Book 164, Page 43 of the

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).

THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PAR- 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 SOUTH-ERLY HAVING A RADIUS OF 1102.22 FEET FOR A CHORD DISTANCE OF 74.99 FEET, THENCE NORTH 00° 24' 11" WEST 126.19 FEET, THENCE NORTH 84° 57' 37" EAST 75.06 FEET, THENCE SOUTH 00° 24' 11" EAST 127.13 FEET TO

THE POINT OF BEGINNING. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys,

POLK COUNTY

SECOND INSERTION

33837

unclaimed.

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of

the lis pendens, must file a claim be-

fore the Clerk reports the surplus as

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time before the scheduled appearance is less

than 7 days; if you are hearing or voice

impaired, call 711. DUANE C. ROMANELLO, P.A.

1919 Blanding Boulevard, Suite 8 Jacksonville, Florida 32210

OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA. Property Address: 316 SHEL-

BOURNE LOOP, KISSIMMEE,

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

who needs any accommodation in or-

der to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE &

Attorney for Plaintiff

6409 Congress Ave.,

Boca Raton, FL 33487

Bv: \S\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

February 9, 16, 2024

dsalem@raslg.com

23-098539 - NaC

Telephone: 561-241-6901

Facsimile: 561-997-6909

Service Email: flmail@raslg.com

Suite 100

PARTNERS, PLLC

If you are a person with a disability

24-00199K

/s/ William S. Frazier

Attorneys for Plaintiff

904-384-1441

FL 34759

45.031.

711.

904-384-4868 (fax)

tdavis@dcrlaw.com

February 9, 16, 2024

rgfpleadings@gmail.com

William S. Frazier, Esquire

Florida Bar No.: 0080373

If you are a person with a disability

NOTICE OF FORECLOSURE SALE SAID LOT 12, AND ALL OF LOTS 13 AND 14 IN BLOCK 64 PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE OF DAVENPORT, ACCORD-ING TO THE MAP OR PLAT TENTH JUDICIAL CIRCUIT, IN THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-000088 ABL RPC RESIDENTIAL CREDIT 58 AND 59 OF THE PUBLIC RECORDS OF POLK COUNTY, ACQUISITION, LLC, a Delaware FLORIDA. A/K/A 312 EAST MAPLE STREET, DAVENPORT, FL limited lability 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 Lnvestments, 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 ½ OF LOT 12, LESS

ANY PART LYING WITHIN THE WEST 32.6 FEET OF

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 ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and FELIX ANDINO A/K/A FELIX ANDINO; ASSOCIATION OF POINCIANA VIL-LAGES, INC. : SOLIVITA COMMU-NITY ASSOCIATION, INC. F/K/A POINCIANA VILLAGE TEN ASSO-CIATION, INC.; AVATAR PROPER-TIES, 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 RECORD-ED IN PLAT BOOK 115, PAGE 9 THROUGH 11, INCLUSIVE,

SECOND INSERTION

NOTICE OF SALE (Rescheduled Sale Pursuant to Order of Court Dated January 25, 2024.)

IN THE CIRCUIT COURT OF THE

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

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 47CFF3M254G512886 and all personal items located inside the travel trailer. Last Tenant: Katlynne 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. 24-00209K February 9, 16, 2024

24-00203K

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

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 pursu-

ant 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; Yorka 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 Judg-ment, 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,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

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

FLORIDA.

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.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F00926 February 9, 16, 2024 24-00210K

SECOND INSERTION

and other persons having claims or de-mands against decedent's estate must file their claims with this court WITH-IN 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 SEC-TION 733.702 WILL BE FOREVER PARPER 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 Febraury 9, 2024.

REX GUY - PR LAW OFFICES OF STEVEN K.

JONAS, P.A. Attorney for Personal Representative 4914 State Road 54

New Port Richey, Florida 34652

(727) 846-6945; Fax (727) 846-6953 email:

sjonas@gulfcoastlegalcenters.com jnew@gulfcoastlegalcenters.com STEVEN K. JONAS, Esq. FBN: 0342180

February 9, 16, 2024 24-00190K

SECOND INSERTION

ING A RIGHT TO FUNDS REMAIN-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in 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

POLK COUNTY, FLORIDA 534-4686, at least 7 days before your PROBATE DIVISION scheduled court appearance, or imme-File Number: 2024-CP-000313 diately upon receiving this notification In Re The Estate Of: if the time before the scheduled ap-LONELL GUY, pearance is less than 7 days; if you Deceased are hearing or voice impaired, call The administration of the estate of LONELL GUY, deceased, whose date of Dated this 2 day of February, 2024. 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.

> sonal 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 24-00213K THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The names and addresses of the per-

All other creditors of the decedent,

BusinessObserverFL.com



TIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF PRISCILLA ZAYAS-DIEPPA, DE-CEASED **RESIDENCES UNKNOWN** NICHOLAS BALES Last Known Address 39 RYAN DR WEST HURLEY, NY 12491 Current Residence is Unknown

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

TRACT 9 BLOCK 5; START-ING 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 CIR-CUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 14 PAGE 12, SAME POINT ALSO BEING SHOWN ON THE EAST BOUNDARY OF TRACT 5 OF THE REPLAT OF BLOCKS 2 TO 6 INCLUSIVE OF WEST WINTER HAVEN SUBDIVISION, AS SAME AP-PEARS OF RECORD ON PAGE 12 OF PLAT BOOK 14 AND PAGE 12 OF PLAT BOOK 9 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS

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

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.

2023CA-000480-0000-00 NORMAN HARRIS SERVICES, INC., Plaintiff,

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 Or-der described above, and upon the date specified above. Bidding begins at 10:00 AM, Eastern Time, on www.polk.realforeclose.com, in accorTHE 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 UN-CLAIMED, 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

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 DEX-TER WOODS HOMEOWNERS AS-SOCIATION, 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, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIM-

SECOND INSERTION

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

24

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)(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 occured 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

SECOND INSERTION

in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Truste

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, 20192023, \$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:BER-NARD J JENKINS 1048 E 39th St Brooklyn, NY 11210, 2, 5 & 5, 105 & 105, 10 & 11, WHOLE & WHOLE, All Season-Float Week/Float 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/Float Unit, 12756/1075, 2019-2023, \$11,030.89, \$3.71;KAREN S DILLON REYNOLDS 3483 BRIAR-CLIFF 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, 20192023, \$7,345.84, \$3.13;LUSINDA L RECOR 1942 Japonica Rd Winter Park. FL 32792. 1. 11, 111, 16, WHOLE, Value Season-Float Week/Float 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/ Float 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/Float 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/Float 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/ Float Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44;GEORGE S MAR-TIN 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 & RICH-ARD F GLOAD 16235 76th St N Loxahatchee, FL 33470, 1, 16, 116, 8, WHOLE, All Season-Float Week/ Float Unit, 12756/1075, 2019-2023, \$4,043.90, \$1.44;

February 9, 16, 2024 24-00191K

SECOND INSERTION

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) PC COUNTY DESCRIPTION POLK PARCEL 132 ESTATE OR INTEREST TO BE **OBTAINED:** FEE SIMPLE - RIGHT OF WAY

That portion of Lot 6, Block 1, Lakeland Acres, a subdivision lying in Sections 16 and 17, Township 26 South, Range 23 East, as per plat thereof recorded in Plat Book 46, Page 29, Public Records of Polk County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 16; thence along the west line of said southwest 1/4, North 00°12'47" East a distance of 1,407.83 feet to the survey baseline of State Road 35 (US 98); thence along said survey baseline South 43°40'44" East a distance of 321.12 feet; thence South 89°49'46" West a distance of 110.30 feet to an intersection with the westerly existing right of way line of said State Road 35 [per Project 1621-1220(5696)] and the south existing right of way line of Lakeland Acres Road [South Road (per said plat)] and the northeast corner of said Lot 6; thence along the north line of said Lot 6 and said south existing right of way line, continue South 89°49'46' West a distance of 60.39 feet for a POINT OF BEGINNING; thence South 00°10'14" East a distance of 19.90 feet; thence South 89°49'46" West a distance of 219.88 feet; thence North 00°10'14" West a distance of 19.90 feet to said north line and said south existing right of way line; thence along said north line and said south existing right of way line North 89°49'46" East a distance of 219.88 feet to the POINT OF BEGINNING. Containing 4,376 square feet. To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Petition, to wit:

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Polk.

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@myflor idalegal.com

Victoria.Lingua@myfloridal egal.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 dis ability 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.

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

NOTICE TO SHOW CAUSE AND

NOTICE OF SUIT

IN THE CIRCUIT COURT OF THE

F.P. NO. 4366731 SECTION 16210-000 STATE ROAD 35 (US 98) POLK COUNTY DESCRIPTION

PARCEL 132 ESTATE OR INTEREST TO BE OBTAINED:

FEE SIMPLE - RIGHT OF WAY That portion of Lot 6, Block 1, Lakeland Acres, a subdivision lying in Sections 16 and 17, Township 26 South, Range 23 East, as per plat thereof recorded in Plat Book 46, Page 29, Public Records of Polk County, Florida. Being described as follows: Commence at the southwest corner of the southwest 1/4 of said Section 16; thence along the west line of said southwest 1/4, North 00°12'47" East a distance of 1,407.83 feet to the survey baseline of State Road 35 (US 98); thence along said survey baseline South 43°40'44" East a distance of 321.12 feet; thence South 89°49'46" West a distance of 110.30 feet to an intersection with the westerly existing right of way line of said State Road 35 [per Project 1621-1220(5696)] and the south existing right of way line of Lakeland Acres Road [South Road (per said plat)] and the northeast corner of said Lot 6; thence along the north line of said Lot 6 and said south existing right of way line, continue South 89°49'46 West a distance of 60.39 feet for a POINT OF BEGINNING thence South 00°10'14" East a distance of 19.90 feet; thence South 89°49'46" West a distance of 219.88 feet; thence North 00°10'14" West a distance of 19.90 feet to said north line and said south existing right of way line; thence along said north line and said south existing right of way line North 89°49'46" East a distance of 219.88 feet to the POINT OF BEGINNING Containing 4,376 square feet. To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claim-ing to have any right, title, or interest in and to the property described in the Petition, to wit:

You are each notified that the Peti-tioner 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@myflor
- idalegal.com Victoria.Lingua@myfloridal

egal.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

der of Taking you shall waive any right

If you are a person with a dis-ability who needs any accommodation

in order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain assis-

tance. Please contact the Office of the

Court Administrator, 255 N. Broad-

way Avenue, Bartow, Florida 33830,

(863) 534-4686, at least 7 days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

of said Court on the day of 02/05/2024,

WITNESS MY HAND AND SEAL

to object to said Order of Taking.

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,

SECOND INSERTION

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

DIVISION: 11 KIMBERLY M. FREEMAN, ISAOA/ ATIMA, and Individually and MARK A. FREEMAN ISAOA/ATIMA, and Individually, Plaintiffs, vs.

DIRECT SUCCESS INVESTMENTS, LLC, a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, UNKNOWN TENANT IN POSSESSION and LYNK **INVESMENTS**, 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 SUC-CESS INVESTMENTS, LLC, a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UN-KNOWN 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 feet

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

All improvements and structures now or hereafter erected on the Real Property (including all replacements and additions); All easements, rights of way,

rights (including air, mineral, riparian, and development rights), franchises, tenements, appm1emmces, 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, 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

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, dam-ages, 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, op-tions m1d other benefits of Direct Success as lessor under such Leases including, but not lim-ited to, the following: (a) the immediate and continuing right to receive and collect an Rents; and (b) the right to make waiver agreements and settlements, to give and receive an notices, consents and releases, to take such action upon the happening of a default under any of the Leases, including the commencement. conduct, and consummation of such legal proceedings as may be permitted under any provision of any of the Leases or by law, and to do any and all other things whatsoever which Direct Success is or may become entitled to do under any of the Leases;

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

All rights, powers. privileges, op tions. 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 en-

WITNESS MY HAND AND SEAL of said Court on the day of $02/05/2024,\,$ A.D.

STACY M. BI	UTTERFIELD
CLERK OF THE CIR	CUIT COURT
BY: /	/s/ Lori Armijo
	Deputy Clerk
	(S E A L)
bruary 9, 16, 2024	24-00195K

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or operation of the Real Property Petition. If you fail to answer, a default or the buildings and improvemay be entered against you for the relief ments now or hereafter erected demanded in the Petition. If you fail to thereupon; request a hearing on the Petition for Or-

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

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

All present and future oral and written leases, licenses. and agreements for the use or occupancy of the whole or any part of the Real Property, including all amendments of, supplements to, and renewals and extensions thereof at any time made (all such leases, agreements, amendments, supplements, renewals, and extensions being hereinafforce any and all rights or rem edies 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 lo 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 IN-TEREST IN THE SURPLUS PRO-CEEDS 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

A.D. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT BY: /s/ Lori Armijo Deputy Clerk (S E A L)24-00194K

February 9, 16, 2024

call 711.