Public Notices

PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com**

FEBRUARY 23 - FEBRUARY 29, 2024

Business Ibserver

PAGES 21-28

POLK COUNTY LEGAL NOTICES

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2023CP0043610000XX IN RE: ESTATE OF JOSEPH NEWMAN RHOADS, Deceased.

The administration of the estate of JOSEPH NEWMAN RHOADS, Deceased, whose date of death was October 23, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 23, 2024. EVA RHOADS KIRCHIK,

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 Feb. 23; Mar. 1, 2024 24-00275K

FIRST INSERTION Notice To Creditors

IN THE CIRCUIT COURT IN POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO. 24-CP-462 IN RE: Estate of CHELSEA SIERRA DARWIN, deceased.

The Administration of the estate of Chelsea Sierra Darwin, deceased, whose date of death was January 10, 2024, and whose social security number is XXX-XX-1008, is pending in the Circuit Court for Polk County, Florida, Probate Division, the mailing address of which is P.O. Box 9000, Drawer Number CC-4, Bartow, FL 33831-9000. The estate is intestate. The names and addresses of the personal representatives and personal representative's attorney

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

All other creditors of the decedent and other persons having claims or 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

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 23, 2024.

Personal Representative: Jennifer A. Darwin 128 Homewood Drive Winter Haven, FL 33880 Attorney For Personal Representative: JOHN Ý. ROBERTS 2879 MADISON STREET POST OFFICE BOX 1544 MARIANNA, FLORIDA 32447 (850) 526-3865 FLORIDA BAR NO. 0496871 Robertslawfirmservice@gmail.com Feb. 23; Mar. 1, 2024 24-00283K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-003738-0000-XX IN RE: Estate of CARL DAVID PENTON,

--- ESTATE ---

Deceased. The administration of the estate of Carl David Penton, deceased, whose date of death was August 4, 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 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 23, 2024. Personal Representative:

/s/ Alisa Penton

Alisa Penton 410 Anderson Drive, Auburndale, Florida 33823 Attorney for Personal Representative: /s/Amy L Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292

amy@amyphillipspllc.com

Feb. 23; Mar. 1, 2024

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. FLORIDA PROBATE DIVISION File No.2023-CP-0024340000XX IN RE: ESTATE OF TOMMIE LEE SCURRY JR,

Deceased. The administration of the estate of TOMMIE LEE SCURRY JR, Deceased, whose date of death was June 9, 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 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 23, 2024.

SHAUNITHIA SCURRY, **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 Feb. 23; Mar. 1, 2024 24-00291K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0044150000XX

IN RE: ESTATE OF **BILLY RAY MORRIS,** Deceased. The administration of the estate of

BILLY RAY MORRIS, Deceased, whose date of death was October 17, 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 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 23, 2024 FREDDIE BAKER,

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 Feb. 23; Mar. 1, 2024 24-00285K

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

File No. 532023CP0005140000XX **Division 14** IN RE: ESTATE OF PAUL LAMACCHIA

Deceased.

The administration of the estate of PAUL LAMACCHIA, deceased, whose date of death was November 1, 2022, and whose social security number is xxx-xx-6188, 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 deBirch & Bliss Design Co. located at 8084 Lake Hatchineha Rd, in the County of Polk, in the City of Haines City, Florida 33844 intends to register the said name with the Division of Cor-

-- PUBLIC SALES ---

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

porations of the Florida Department of State, Tallahassee, Florida. Dated at Haines City, Florida, this 16th day of February, 2024. Kavla Link

February 23, 2024 24-00278K

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 fictitious name of Pro-Team Plumbing located at 4327 Holden Road, in the County of Polk in the City of Lakeland, FL 33811 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk, Florida, this 19 day of February, 2024.

Plumb Pro, LLC February 23, 2024 24-00279K

FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: COMBEE XPRESS, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.

Dated at LAKELAND, Polk County, Florida, February 19, 2024. JS RAINBOW, LLC

24-00280K February 23, 2024

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Lynette Hofferber will engage in business under the fictitious name THE PINK FLAMINGO, with a physical address 230 E PARK AVE #27 LAKE WALES, FL 33853, with a mailing address 901 DORSET PL DAVENPORT, FL 33896, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. February 23, 2024 24-00286K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Amy Lou Kreft will engage in business under the fictitious name AMY L. KREFT, with a physical address 220 ALLISON AVE DAVENPORT, FL 33897, with a mailing address 220 ALLISON AVE DAVENPORT, FL 33897, and already registered the name mentioned above with the Florida Department of State,

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2024CP0003750000XX **DIVISION: 14** IN RE: ESTATE OF LEEANN NAIRYSH ZAYAS,

Deceased. The administration of the Estate of Leeann Nairysh Zayas, deceased, whose date of death was February 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000. Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attor-ney are set forth below.

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 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 23, 2024. Personal Representative:

Johanna Bonilla

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY,

24-00276K

FLORIDA PROBATE DIVISION Case No. 2023CP0034700000XX **Division:** Probate IN RE: ESTATE OF

THOMAS P. DOOLEY, JR. The administration of the Estate of Thomas P. Dooley, Jr., deceased, whose date of death was August 23, 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 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

FIRST INSERTION

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

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

notice is February 23, 2024. Personal Representative:

112 Garth Road

file their claims with this court WITH-

NOTWITHSTANDING THE TIME

The date of first publication of this

Noreen Engler

Oreland, PA 19075

NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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 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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY,

FLORIDA

PROBATE DIVISION

Division 14

IN RE: ESTATE OF

SHIRLEY ELIZEBETH

BISCHAK A.K.A

SHIRLEY ELIZABETH BISCHAK

Deceased.

c/o: Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Attorney for Personal Representative: Linda Muralt, Esquire Florida Bar No.: 0031129 Bennett Jacobs & Adams, P.A. Post Office Box 3300 Tampa, Florida 33601 Telephone: (813) 272-1400 Facsimile: (866) 844-4703 E-mail: LMuralt@bia-law.com 24-00290K Feb. 23; Mar. 1, 2024

Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Avenue, Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com Feb. 23; Mar. 1, 2024 24-00284K mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is February 23, 2024.

Personal Representative: PATRYK JURCZAK

Attorney for Personal Representative: CHRISTOPHER J. DENICOLO, ESQ. E-Mail: Christopher@gassmanpa.com E-Mail: Amber@gassmanpa.com Florida Bar No.: 043684 Gassman, Crotty & Denicolo, P.A. 1245 Court Street, Clearwater, Florida 33756 Telephone: (727) 442-1200 Feb. 23; Mar. 1, 2024 24-00277K

Division of Corporations 24-00287K February 23, 2024

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 Confidant Advisors located at 626 Cottage Lane in the City of Lakeland, Polk County, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of February, 2024.

24-00293K

Stoa Life, LLC

February 23, 2024



The administration of the estate of Shirley Elizebeth Bischak A.K.A Shirley Elizabeth Bischak, deceased, whose date of death was August 9, 2023, is pending in the Circuit Court for Polk

FIRST INSERTION County, Florida, Probate Division, the address of which is 225 N Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal repre-File No. 532023CP0039950000XX sentative'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 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 23, 2024.

Personal Representative: Tina M. Scarpaci

4159 Little Gap Loop Ellenton, Florida 34222 Attorney for Personal Representative: Rodolfo Suarez, Jr. Esq., Attorney Florida Bar Number: 013201 9100 South Dadeland Blvd, Suite 1620 Miami, Florida 33156 Telephone: 305-448-4244

E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eca@suarezlawyers.com Feb. 23; Mar. 1, 2024 24-00274K





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



BUSINESS OBSERVER

POLK COUNTY

K Notes

1:23 -

MANATEE COUNTY manateeclerk.com

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Done

SARASOTA COUNTY sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

> **PASCO COUNTY** pascoclerk.com

FIRST INSERTION

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

CASE NO. 532023CA004463000000 MIDFIRST BANK

Plaintiff, v COURTNEY TAYLOR; LOGAN TAYLOR A/K/A LOGAN ALEXANDER TAYLOR; UNKNOWN TENANT 1; **UNKNOWN TENANT 2;** UNITED STATES OF AMERICA DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 07, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as: LOT 11, EAGLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGE(S) 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 144 BRAD CIR, WINTER HAVEN, FL 33880-4983

at public sale, to the highest and best bidder, for cash, online at www.polk.

realforeclose.com, on March 13, 2024 beginning at 10:00 AM. Any person claiming an interest in the surplus from the sale, if any, other

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, 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 at St. Petersburg, Florida this 14th. day of February, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera

1000007748 Feb. 23; Mar. 1, 2024 24-00267K

FL Bar: 1015906



Are there different types of legal notices?

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

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

--- SALES ----

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2022-CA-004165 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES V TRUST, Plaintiff, v.

MAYKEL SICILIA, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated December 7, 2023 and an Order Granting Plain-tiff's Motion to Reset Foreclosure Sale dated February 14, 2024, issued in and for Polk County, Florida, in Case No. 2022-CA-004165, wherein U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES V TRUST is the Plaintiff, and MAYKEL SICILIA and UNKNOWN SPOUSE OF MAYKEL SICILIA N/K/A ADRI-ANNA RODRIGUEZ are the Defendants

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 20, 2024, at electronic sale beginning at 10:00 AM, at www.polk. realforeclose.com the following-de-scribed real property as set forth in said Final Judgment of Mortgage Foreclo-

Sure, to wit: LOT 2, BLOCK A, OF SUN-SHINE ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED

IN PLAT BOOK 41, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 2615 Sunshine Drive S, Lakeland, FL 33801

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 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 21st day of February,

2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Feb. 23; Mar. 1, 2024 24-00292 24-00292K

FIRST INSERTION

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

FOR POLK COUNTY, FLORIDA Case No.: 2024-CA-000234 MAHROU ASHCHI EMERSON, INDIVIDUALLY, AND AS PERSONAL REPRESENTATIVE OF

THE ESTATE OF SHAHRZAD D. ASHCHI, Plaintiff, vs.

NINA PARVIN SNIVELY; TAHEREH ASHCHI; and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANT 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, Defendants.

TO: Defendants, TAHEREH ASHCHI; and ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANT 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. YOU ARE HEREBY NOTIFIED that

an action to quiet title on the following real property in Polk County, Florida: Lots 14, 15 and 16, Block 2, ORANGE-SHORES, a subdivision according to the plat thereof recorded in Plat Book 16, Page 8, of the Public Records of Polk

County, Florida. has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before March 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.

If you are a person with a disabil-ity 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 assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATE: February 14, 2024 STACY M. BUTTERFIELD Clerk of the Court

By: Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 Feb. 23; Mar. 1, 8, 15, 2024 24-00271K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA003094000000 PENNYMAC LOAN SERVICES, LLC: Plaintiff, vs. ROBERT SPANGLER II,

ROBERT SPANGLEF

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this pro you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 19-02288 / CASE NO.: 2019CA003094000000

24-00289K

Feb. 23; Mar. 1, 2024

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

CHECK OUT YOUR **LEGAL NOTICES**

floridapublicnotices.com



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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

Defendants

NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Reschedule Foreclosure Sale dated January 30, 2024, in the above-styled cause. I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk. realforeclose.com, on March 15, 2024, the following described property: LOTS 473 AND 474 OF SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 43, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 247 JEF-FERSON ST, LAKE WALES, FL 33859ANY 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 BEFORE THE



POLK COUNTY

--- ACTIONS ----FIRST INSERTION

FIRST INSERTION

FIRST INSERTION

Action for Relocation IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA FAMILY LAW DIVISION CASE NO.: 2014DR-009239 SECTION: 05 IN RE: THE MATTER OF MARCUS AKEEM REID,

Father, and BRITTANY RENAY ATWATER, Mother.

ACTION FOR RELOCATION MARCUS AKEEM REID 5811 N 50TH STREET UNIT 60 TAMPA FLORIDA 33610

YOU ARE NOTIFIED that an action for relocation has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Mother's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before March 30, 2024, and file the

original with the clerk of Polk County, Florida before service on the Mother or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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

You must keep the Clerk of the Circuits Court's office notified of your current address. (You may filed Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office. Dated: 02.12.2024

> By: K. Hale (Deputy Clerk)

Feb. 23; Mar. 1, 8. 15, 2024 24-00282K

entered against you for the relief de-

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CC000205000000

ALLY BANK; Plaintiff, VS. PAULETTE J. TOWNSEND; et al.,

Defendant(**s**). TO: Paulette J. Townsend

Last Known Residence: 7861 Country

Chase Avenue Lakeland, FL 33810 YOU ARE NOTIFIED that an ac-

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

2016 Cadillac SRX.

VIN 3 GYFNBE3XGS505518 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 21, 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

manded 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.

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-152B Ref# 6865 Feb. 23; Mar. 1, 8, 15, 2024

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-006683

CIVIC REAL ESTATE HOLDINGS III, LLC, Plaintiff, v. BASSEDENA CIRCLE

HOLDINGS LLC, et al., Defendants.

TO: THE DULY APPOINTED TRUST-EE OF THE LAKELAND TWO TRUST UNKNOWN BENEFICIARY OF LAKELAND TWO TRUST UNKNOWN BENEFICIARY OF POLK CUSIP 22 TRUST Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk County Florida:

LOT 53 AND THE WEST 15 FEET OF LOT 52, BLOCK A, MAP OF PINEHURST COURT. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 301 Bassedena Cir N Lakeland, FL 33805 (the "Property").

filed against you and you are required

Dated on February 13, 2024. Stacy M. Butterfield As Clerk of the Court By: /s/ Asuncion Nieves As Deputy Clerk

24-00273K

ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Tech-nology Way, Suite 104 Boca Raton, FL 33431 on or before 03/15, 2024 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Polk, Florida on this 7th day of February, 2024.

STACY M. BUTTERFIELD POLK COUNTY CLERK OF COURT (SEAL) By: Kenleigh Mathis

Deputy Clerk HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney,

4755 Technology Way, Suite 104 Boca Raton, FL 33431

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

CASE NO .: 2023-CA-7120 SUSAN ANN WEEKS f/k/a SUSAN A. BUEY and ROBERT WEEKS, Wife and Husband, Plaintiffs, Vs.

ALLAN D. BUEY; ESTATE OF JOHN A. BUEY; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN A. BUEY; UNKNOWN HEIRS OF THE ESTATE OF JOHN A. BUEY: ESTATE OF BARBARA L. **BUEY; UNKNOWN PERSONAL REPRESENTATIVE OF THE** ESTATE OF BARBARA L. **BUEY; UNKNOWN HEIRS OF** THE ESTATE OF BARBARA L. BUEY; ESTATE OF THETIS BUEY, UNKNOWN PERSONAL **REPRESENTATIVE OF THE** ESTATE OF THETIS BUEY and UNKNOWN HEIRS OF THE ESTATE OF THETIS BUEY; JOHN MARCUS BUEY; MICHAEL CHRISTOPHER BUEY; DAVID ALLEN BUEY; BRANDY LEE BUEY: ESTATE OF JAMES O. **BUEY; UNKNOWN PERSONAL** REPRESENTATIVE OF THE ESTATE OF JAMES O. BUEY: UNKNOWN HEIRS OF THE ESTATE OF JAMES O. BUEY; TANYA REID; MICHELLE HILLIS; CHRISTOPHER BUEY; DEBRA PATACH; PATRICIA ESCUE: DAVID TAYLOR: DANNY TAYLOR; ESTATE OF DENNIS TAYLOR; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS TAYLOR; UNKNOWN HEIRS OF THE ESTATE OF DENNIS TAYLOR; FORD CONSUMER FINANCE COMPANY, INC. n/k/a CITIFINANCIAL MORTGAGE COMPANY, INC.; AND STATE OF FLORIDA, DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,

Defendants.

TO: PATRICIA ESCUE, MICHAEL CHRISTOPHER BUEY, JOHN MAR-CUS BUEY, ESTATE OF JOHN A. BUEY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ES-TATE OF JOHN A. BUEY, UN-KNOWN HEIRS OF THE ESTATE OF JOHN A. BUEY, ESTATE OF BARBARA L. BUEY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA L. BUEY, UNKNOWN HEIRS OF THE ESTATE OF BARBARA L. BUEY, ESTATE OF THETIS BUEY, UN-KNOWN PERSONAL REPRESENTA-TIVE OF THE ESTATE OF THETIS BUEY, UNKNOWN HEIRS OF THE

--- SALES ----

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 .:

532023-000526-0000-00 PLANET HOME LENDING, LLC,

Plaintiff, vs. CINDY BEATRIZ HERNANDEZ: DREAM FINDERS HOMES LLC; HAMMOCK RESERVE PHASE 1 HOMEOWNERS ASSOCIATION, INC.; ONEMAIN FINANCIAL OF AMERICA, INC F/K/A SPRINGLEAF FINANCIAL SERVICES OF AMERICA, INC. AS SERVICER FOR ("ASF") WILMINGTON TRUST, N.A., AS ISSUER FOR LOAN TRUSTEE FOR SPRINGLEAF FUNDING TRUST 2015-A; POLK COUNTY, FLORIDA CLERK OF COURT: TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

ESTATE OF THETIS BUEV ESTATE OF JAMES O. BUEY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES O. BUEY. UNKNOWN HEIRS OF THE ES-TATE OF JAMES O. BUEY, ESTATE OF DENNIS TAYLOR, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS TAYLOR, AND UNKNOWN HEIRS OF THE ESTATE OF DENNIS TAYLOR.

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Polk County, Florida: 1981 FIES Mobile Home, Iden-

tification Number FDGAL1812, Title Number 19746482, the Certificate of Title issued by the State of Florida on August 20, 1991, to Allan D. Buey and Susan A. Buey and John A. Buey and Barbara L. Buey. Said mobile home is situate upon Lot 17 of Heritage Place according to the plat or map thereof recorded in Plat Book 75, Page 25,

Public Records of Polk County, Florida Parcel No.: 23 - 29 - 19 - 141696 - 000170

Commonly known as: 5028 Her-

cuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, 2024, and file the original with the Clerk of this Court either before service 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.

DATE: February 14, 2024 STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801 Feb. 23; Mar. 1, 8, 15, 2024 24-00272K

EISEL WAY, HAINES CITY, FL 33844

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 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, 2 enue, 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 14 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 23-00095 Feb. 23; Mar. 1, 2024 24-00268K

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION CASE NO. 2023CA006522000000 LONGBRIDGE FINANCIAL, LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSIE SIMMONS, DECEASED, et. al. Defendant(s).

TO: WILLIE L BORDERS, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 5, BLOCK F, VALENCIA HILLS SUBDIVISION, AC-CORDING TO PLAT THERE-OF AS RECORDED IN PLAT BOOK 63, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff. whose address is 6409 Congress Avenue, Suite 100, Boca Raton. Florida 33487 on or before 3-28-24/ (30 days from Date of First Publica-tion of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 19 day of Feb., 2024.

CLERK OF THE CIRCUIT COURT Stacy M. Butterfield (SEAL) BY: Carolyn Mack DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-151107 February 23, 2024 24-00281K

FIRST INSERTION

---- SALES ----

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA00528000000 GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST, Plaintiff, vs. HOPE RISE DEVELOPMENT LLC; EMMANUEL MOHAMMED, INDIVIDUALLY AS GUARANTOR; WILMINGTON SAVINGS FUND SOCIETY, FSB, AS **OWNER TRUSTEE OF THE** ASPEN INCOME TRUST; TERRY ROBERTS SITE WORK, INC.; GRASCO, LLC A/K/A GRASCO LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER** CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered on December 12, 2023 and the Order Granting Plaintiff's Emergency Motion for an Order Cancelling February 13, 2024 Foreclosure Sale and Rescheduling Foreclosure Sale for March 15, 2024 entered on February 13, 2024 in Civil Case Number 2023CA005280000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST is the Plaintiff and HOPE RISE DE-VELOPMENT LLC; EMMANUEL MOHAMMED, INDIVIDUALLY CUARANTOR WII MI SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE ASPEN INCOME TRUST; TERRY ROBERTS SITE WORK, INC.; GRASCO, LLC A/K/A GRASCO LLC; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are the Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts & Country Comptroller, will sell to the highest and best bidder for cash online at the following website:

www.polk.realforeclose.com beginning at 10:00 a.m. ET on March 15, 2024 in accordance with Chapter 45, Florida Statutes, the following described property in Polk County, Florida, as set forth

in the Final Judgment, to wit: LOT 2, FANTASY ISLAND RE-SORT ORLANDO, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA PARCEL ID:

27-26-12-703512-000020. THE SALE WILL BE MADE PURSU-ANT TO THE FINAL JUDGMENT.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

ANY PERSON CLAIMING AN 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 BEFORE THE CLERK REPORTS THE SUR-PLUS 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 Av-enue, Bartow, Florida 33830, (863) at least 7 days before you 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

itage Trail, Lakeland, FL 33811 has been filed against you in the Circuit Court of the Tenth Judicial Cir-Florida 33801, on or before March 25, on Plaintiff's attorney or immediately

to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD,

Feb. 23; Mar. 1, 2024 24-00270K

--- PUBLIC SALES ---

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Highland Meadows II Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844 on the fourth Thursday of the month at 4:30 p.m., unless otherwise indicated as follows

Thursday, March 28, 2024 Thursday, April 25, 2024 Thursday, May 23, 2024 Thursday, June 27, 2024 Thursday, July 25, 2024 Thursday, August 22, 2024 Thursday, September 26, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Artemis Connected,

LLC d/b/a Breeze, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 or by calling (813) 565-4663.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

February 23, 2024 24-00288K

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 14 day of March, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 47, HAMMOCK RE-SERVE PHASE 1, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 26 THROUGH 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 3738

Dated: February 14, 2024 /s/ Ashland R. Medley, Esquire Ashland R. Medley, Esquire/ FBN: 89578 ASHLAND MEDLEY LAW, PLLC 3111 North University Drive, Suite 718, Coral Springs, FL 33065 Telephone: (954) 947-1524/ Fax: (954) 358-4837 Designated E-Service Address: FLEservice@AshlandMedleyLaw.com Attorney for the Plaintiff 24-00269K Feb. 23; Mar. 1, 2024



OFFICIAL
COURTHOUSE
WEBSITES

manateeclerk.com	hillsclerk.com	
sarasotaclerk.com	pasco clerk.com	
charlotteclerk.com	pinellasclerk.org	
leeclerk.org	polkcountyclerk.net	
collierclerk.com	my orange clerk.com	

POLK COUNTY

SUBSEQUENT INSERTIONS

SECOND 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, Daven-port, Florida 33897

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 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 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 SECOND 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 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

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA003255000000

MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff. VS. THE ESTATE OF BOBBY

BATTLES, DECEASED; et al., Defendant(s).

TO: The Estate of Bobby Battles, deceased

Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in POLK County, Florida: LOT 25, BLOCK "C", GOLDEN NORTHGATE SUBDIVISION, UNIT NO. 1, A SUBDIVISION OF POLK COUNTY, 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 Delray Beach, FL 33484, on or before 01/25/2024 and file the original with the clerk of this court either before service on Plaintiff's 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 Delrav Beach, FL 33484 1395-837B

Ref# 6273 February 16, 23, 2024 24-00246K

SECOND INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-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.

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

PROBATE DIVISION File No. 2023CP0029280000XX IN RE: ESTATE OF EUNICE BEATRICE DIXON, Deceased.

The administration of the estate of EUNICE BEATRICE DIXON, De-ceased, 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 deagainst decedent's estate on mands whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or 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 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 24-00259K February 16, 23, 2024

SECOND 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

SECOND INSERTION NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CC-001623

PINES WEST HOMEOWNERS ASSOCIATION, INC., Plaintiff. vs. JOHNATHAN CASTRO, et al.,

Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 1/23/2024, in Case No.: 2023-CC-001623 of the County Court in and for Polk County, Florida, wherein PINES WEST HOMEOWNERS 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, in-clusive, Public Records of Polk County.

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

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

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

SECOND 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 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 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 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 February 16, 23, 2024 24-00226K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA005029000000

FIRSTBANK PUERTO RICO, Plaintiff, vs. RAFAEL JAUME AND JANE DIAZ, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 02, 2024, and entered in 2023CA005029000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein FIRSTBANK PUERTO RICO is the Plaintiff and RAFAEL JAUME; JANE DIAZ are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on March 05, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 468, LAKESHORE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 16, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1605 CLUB CIRCLE, LAKESHORE, FL 33854

Any person claiming an interest in the

SECOND 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,

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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

Dated this 13 day of February, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-084571 - NaC February 16, 23, 2024 24-00258K

SECOND INSERTION

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

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

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

All creditors of the decedent and other persons having claims or 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 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

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: John Jeffrey Morrison

909 Woody Hill Circle

Evans, Georgia 30809

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is February 16, 2024.

Mark G. Turner, Esquire

Florida Bar Number: 794929

BARRED.

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 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 Bovette 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 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.comSecondary Email: floridaservice@theprobatepro.com February 16, 23, 2024 24-00228K

Straughn & Turner, P 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 February 16, 23, 2024 24-00229K



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE **COLLIER • CHARLOTTE**



FEBRUARY 23 - FEBRUARY 29, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 3/1/2024 at 10:30 a.m., the following property will be

sold at public auction pursuant to F.S. 715.109: A 1971 STRR mobile home bearing

the vehicle identification number GJMDXMF011091 and all personal items located

inside the mobile home. Last Tenant: Selina Reed and Dale Edward Reed. Sale to

be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland,

POLK COUNTY

SECOND INSERTION

SECOND 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

Plaintiff(s) VS. BETTY KIGHT, LONZIE KIGHT,

ROCHE SURETY AND CASUALTY

CO, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING

BY, THROUGH, UNDER, AND

INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

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, Flor-

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.

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,

ROBIN BRYANT A/K/A ROBIN

LORY BRYANT; CAPITAL ONE

BANK (USA), N.A.; UNKNOWN

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

HEIRS, BENEFICIARIES,

DEVISEES, ASSIGNEES,

LIENORS, CREDITORS,

CLAIMANTS,

Defendant(s)

ida, described as:

FLORIDA.

Plaintiff, vs.

AGAINST THE HEREIN NAMED

WHO ARE NOT KNOWN TO BE

MORTGAGE SERVICING

Property Address: 520 2ND ST, POLK CITY, FL 33868

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 8TH day of MARCH, 2024. ANY PERSON CLAIMING AN 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 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 2nd day of February, 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

SECOND INSERTION LOT 4, OF MCRAE & ROBSON

SUBDIVISION,

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending OF SECTION 31, TOWNSHIP

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA000091000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. BEVERLY L. SPARK, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in 2023CA000091000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL 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:

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,

PROPERTY ADDRESS: 217 E EDWARD STREET, LAKE-

LAND, FL 33805

IN SAID PUBLIC RECORDS.

ACCORD-

512 VIA VILLAGIO LO.

KISSIMMEE, FL 34759

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

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

Dated this 13 day of February, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Bv: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-018094 - GrS February 16, 23, 2024 24-00257K

THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 09 day of February 2024.

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN eservice@decubaslewis.com

February 16, 23, 2024 24-00237K

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF 23-02083 RECORD AS OF THE DATE OF

property as set forth in said Final Judgment, to wit:

MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 18 THROUGH 21, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

tion in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of cer-tain 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. Dated this 12th day of February,

2024. By: Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL935-0070 February 16, 23, 2024 24-00216K

SECOND INSERTION CORDING TO THE PLAT

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.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

Florida 33801, 863-397-7699.

February 16, 23, 2024

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-

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

FLORIDA. CASE No. 2023CA000595000000 PRIMARY RESIDENTIAL

MORTGAGE, INC., PLAINTIFF, VS. CURTIS O'HARROW, ET AL.

DEFENDANT(S). NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure dated January 31, 2024 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on March 22, 2024, at 10:00 AM, at www.polk.realforeclose. com for the following described property:

Lot 65, A Replat of Willow Point Estates Phase Three, according to the map or plat thereof, as recorded in Plat Book 76, Page(s) 4, of the Public Records of Polk County, Florida.

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

THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1739 AVENUE C NE WINTER HAVEN FL 33881

24-00263K

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Kenleigh Mathis Deputy Clerk Albertelli Law

P.O. Box 23028 Tampa, FL 33623 NL - 21-005657 February 16, 23, 2024 24-00252K

SECOND INSERTION

large the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33486 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: Kyle Melanson, Esq. FBN 1017909 Our Case #: 23-000100/ 2023CA000595000000 /PRMI February 16, 23, 2024 24-00242K

SECOND INSERTION

The Court, in its discretion, may en-

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.

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-

27 SOUTH, RANGE 24 EAST; ALSO THAT PORTION OF 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

SECOND INSERTION

SECOND INSERTION

March, 2024, the following described

LOT 135, HAMPTON ESTATES PHASE I, VILLAGES 1-B & 2-B, ACCORDING TO THE

IF YOU ARE A PERSON CLAIM-

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

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 4, IN BLOCK 5, OF NORTHWOOD MANOR, AC-

NOTICE OF SALE **UNDER F.S. CHAPTER 45** IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO 2023CC001968 BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. COLIN O. PLANT; ZOE PLANT & ANY UNKNOWN PERSON(S)

IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated February 7, 2024, and in Case No. 2023CC001968 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County. Florida, in which BAHAMA BAY 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 immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand this 12th day of February 2024. By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff 24-00243K February 16, 23, 2024

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

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

polk.realforeclose.com,, Clerk of Court,

Polk County, Florida, will offer for sale

the UNIT/WEEKS described below, of

the following described real property:

An undivided interest as tenant-

in-common 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

Plaintiff, vs.

HAIGHT ET AL.,

Defendant(s).

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

RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommoda-

NOTICE OF SALE AS TO: County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclu-IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND sive right to occupy the Unit during the Use Period below, as FOR POLK COUNTY, FLORIDA CASE NO. 53-2023-CA-000507-0000-00 said Use Period is defined in the SILVERLEAF RESORTS, LLC Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any Notice is hereby given that on 2/28/24amendments thereto

Count I

CHARLES R HAIGHT and CAROL HAIGHT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CAROL HAIGHT

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, Count III

ROSE S GARCIA and ROSE M GARCIA

Interest 1.923%, Use Period No./ Unit No. 4/0041, Building F,

WELDON S. HENDERSON 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,

<u>Count VI</u> 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, 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 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

BUSINESS OBSERVER

SECOND INSERTION

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

SECOND INSERTION

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

CASE NO .: 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

POLK COUNTY, FLORIDA. Property Address: 416 Morn-ingside 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 own-er 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 apis less than 7 days; pearance 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 24-00238K February 16, 23, 2024

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2022-CA-002898 MORTGAGE ASSETS

MANAGEMENT, LLC, Plaintiff, vs. FRANK D. STEWART, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 23, 2023, and entered in 53-2022-CA-002898 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Flor-ida, 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 SUUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN NORTH 200 FEET, THENCE EAST 200 FEET, THENCE SOUTH 200 FEET, THENCE

WEST 200 FEET TO THE POINT OF BEGINNING. Property Address: 8140 TOM COSTINE RD, LAKELAND, FL 33809 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 13 day of February, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 21-008684 - GrS February 16, 23, 2024 24-00256K

THIRD INSERTION

POLK COUNTY

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

YOVANI CAMACHO; LAKES AT

ASSOCIATION, INC.; POLK

COUNTY FLORIDA CLERK OF

COURT; STATE OF FLORIDA;

MACAULAY FALU-BAEZ:

YAMARIS VEGA TORRES;

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

PLAT ENTITLED "LAKES AT

LUCERNE PARK PHASE 6",

RECORDED IN PLAT BOOK

176, PAGES 32-34, OF THE

PUBLIC RECORDS OF POLK

PROPERTY ADDRESS: 1629

AMBAR COURT, WINTER HA-

IF YOU ARE A PERSON CLAIM-

COUNTY, FLORIDA.

VEN. FL 33881

forth in said Final Judgment, to wit: LOT 15, AS SHOWN ON THE

UNKNOWN TENANT IN

POSSESSION OF

LUCERNE PARK HOMEOWNERS'

PENNYMAC LOAN

SERVICES, LLC,

Plaintiff, vs.

SECOND INSERTION

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

SECOND INSERTION

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

CIVIL DIVISION CASE NO. 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.

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 2024.Marc Granger, Esq. Bar. No.: 146870

Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-01291 LND V6.20190626 24-00241K February 16, 23, 2024

SECOND INSERTION

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

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

SECOND INSERTION

NOTICE OF SALE thereof, as recorded in Plat Book PURSUANT TO CHAPTER 45 159, at page(s) 40, of the Public IN THE CIRCUIT COURT OF THE Records of Polk County, Florida ANY PERSON CLAIMING AN IN TENTH JUDICIAL CIRCUIT IN AND TEREST IN THE SURPLUS FROM

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-CA-003893, of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which Laurel Estates Homeowners Association. Inc., is the Plaintiff and Diana I. Toledo-Mendez is the Defendant(s), I will sell to the highest and best bidder for cash online at https://www.polk.realforeclose.com, at 10:00 a.m. on March 7, 2024, the following described property as set forth in said Final Judgment, to wit:

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

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

Case No. 2022CA002376000000 Cardinal Financial Company, Limited Partnership, Plaintiff, vs. STANLEY R. OLIVER A/K/A

STANLEY RASHAD OLIVER, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002376000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Cardinal Financial Company, Limited Partnership is the Plaintiff and STANLEY R. OLIVER A/K/A STANLEY RASHAD OLIVER; SHAMBRIA ONETHA OLIVER; Unknown Spouse of Banu Asheer Ali are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 8th day of March, 2024, the following described property as set forth in said Final Judgment, to wit:

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

SECOND INSERTION PLAT BOOK 9, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

24-00236K

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

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 im-

mediately upon receiving this notifi-cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

DATED on February 9th, 2024.

By: Karen A. Green Esquire

Florida Bar No: 628875

Attorney for Plaintiff

February 16, 23, 2024

If you are a person with a disability

UNCLAIMED.

call 711.

TAX ID: 24-28-21-240000-003200

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

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

Dated this 9th day of February, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 Case No. 2022CA002376000000 File # 22-F00570 February 16, 23, 2024 24-00220K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICAL CIRCUIT, IN AND 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 ALL OTHER PARTIES CLAIMING 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-EES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, 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 in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS MY HAND AND SEAL OF SAID COURT on this 30 day of January 2024. Stacy M Butterfield As Clerk of said Court (SEAL) By: Asuncion Nieves As Deputy Clerk

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,

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

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 TAMÁRA 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

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 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: 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 24-00223K February 16, 23, 2024

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

1069 VIA BIANCA DRIVE DAVEN-PORT, FL 33837

UNKNOWN SPOUSE, HEIRS, DF-VISEES, GRANTEES, ASSIGNEES, 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

Prepared by: Greenspoon Marder, LLP (954) 491-1120; gm foreclosure@gm law.com(23-001845-01)February 16, 23, 2024 24-00224K

POLK COUNTY

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA000821000000 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS1,

Plaintiff, vs. MUKESH PATEL; GIRA PATEL A/K/A GIRA M. PATEL; VILLA SORRENTO OF POLK COUNTY, HOMEOWNERS ASSOCIATION. **INC.; PARTNERS FOR PAYMENT RELIEF DE IV; STATE OF** FLORIDA, DEPARTMENT OF REVENUÉ, 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

SECOND INSERTION NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 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-**BATION 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

THEREOF RECORDED IN

OFFICIAL RECORD BOOK

6846, PAGE 101, AS AMENDED

FROM TIME TO TIME, OF

THE PUBLIC RECORDS OF

and commonly known as: 4295

SUMMER LANDING DR APT 104,

LAKELAND, FL 33810; including

the building, appurtenances, and fix-

tures 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 Sec-

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

If you are a person with a disabil-

ity who needs any accommodation in

ing, 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 711.

Dated February 13, 2024

By: /s/ Jennifer M. Scott

Jennifer M. Scott

Kass Shuler, P.A.

1505 N. Florida Ave.

Tampa, FL 33602-2613

February 16, 23, 2024

Invoice to:

Attorney for Plaintiff

order to participate in this proceed-

Any persons claiming an interest in

tion 45.031 F.S.

unclaimed.

POLK COUNTY, FLORIDA.

February 16, 23, 2024

24-00266K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO. 2021CA002364000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, 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 Plain-tiff 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

SECOND 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 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 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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, CASE NO.: 2023-CA-000420

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

24-00253K

NOTICE OF SALE

SECOND INSERTION

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 EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE: UNKNOWN SPOUSE OF HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A 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

FLORIDA

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-

est bidder(s) for cash at public sale

at 10:00 a.m. on Monday, April 1,

2024, at www.polk.realforeclose.com ,

the following property, as set forth in

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:

UNKNOWN TENANT #2;

Defendants.

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

THE NORTH 120 FEET OF THE WEST 202 (1/2) FEET OF THE SOUTH 240 FEET OF THE NORTH 469 FEET OF THE E (1/2) OF THE W (1/2)OF THE SW (1/4) OF THE NW (1/4) OF SECTION 35, 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

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: 2/9/2024

McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 23-400264 February 16, 23, 2024 24-00239K

SECOND INSERTION

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

102, Winter Haven, FL 33884. Any person claiming an interest in the surplus from the sale, if any, other than the property owners as of the date of the lis pendens must file a claim within sixty $(\hat{60})$ days after the sale.

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

Dated this 14th day of February, 2024.

/s/ Shay M. Beaudoin PATRICK H. WILLIS, ESQUIRE Florida Bar No.: 526665 pwillis@willisoden.com SHAY M. BEAUDOIN, ESQUIRE Florida Bar No.: 1024968 sbeaudoin@willisoden.com WILLIS | ODEN 390 N. Orange Avenue, Suite 1600 Orlando, FL 32801 Telephone: (407) 903-9939 Attorneys for Plaintiff 113316-0093 February 16, 23, 2024 24-00265K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-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.

ForeclosureService@kasslaw.com

24-00245K

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 notifi-cation 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 E.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 Bv:/s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Rvan 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 nevenr!

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