

POLK COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 24CP-0751
IN RE: ESTATE OF
Marcus Wirt McCormick, Jr.
deceased.

The administration of the estate of Marcus Wirt McCormick, Jr., deceased, Case Number 24CP-0751, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 15, 2024.

/s/ **Dee Dawn McCormick**
Personal Representative
Address: 1761 Ashworth Loop,
Lakeland, FL 33810
/s/MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Representative
March 15, 22, 2024 24-00390K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024CP0004920000XX
IN RE: ESTATE OF
JAMES ROBERT BENISTON
Deceased.

The administration of the Estate of James Robert Beniston, deceased, whose date of death was January 16, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 15, 2024.

Personal Representative:
Daniel Medina
425 South Florida Avenue, Suite 101
Lakeland, FL 33801
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar No. 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
March 15, 22, 2024 24-00394K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
UCN: 532024CP0006980000XX
IN RE: ESTATE OF
DANILO TORRES ANTONIO,
Deceased.

The administration of the estate of DANILO TORRES ANTONIO, deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is: March 15, 2024

Personal Representative:
/s/ Jaden A. Antonio
JADEN A. ANTONIO
c/o Rooth and Rooth P.A.
7600 Seminole Blvd., Suite 102
Seminole, Florida 33772
Attorney for Personal Representative:
/s/ Marie R. Zorrilla
MARIE R. ZORRILLA, Attorney
ROOTH & ROOTH P.A.
7600 Seminole Blvd Suite 102
Seminole, FL 33772
Telephone: (727) 397-4768
Florida Bar No. 0118979
E-Mail: marie@roothlaw.com
E-Mail: brooke@roothlaw.com
March 15, 22, 2024 24-00376K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 24CP-0714
IN RE: ESTATE OF
Craig William Daggart
deceased.

The administration of the estate of Craig William Daggart, deceased, Case Number 24CP-0714, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 15, 2024.

/s/ **Fredrick William Barlow**
Personal Representative
Address: 538 Northridge Trail,
Lakeland, FL 33813
/s/MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Representative
March 15, 22, 2024 24-00389K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-000655-0000-XX
IN RE: ESTATE OF
MARYLN F. BELL
Deceased.

The administration of the estate of Maryln F. Bell, deceased, whose date of death was February 10, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 15, 2024.

Personal Representative:
Michael L. Bell
458 Waterleaf Court
Marco Island, FL 34145
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
March 15, 22, 2024 24-00387K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 24CP-801
IN RE: ESTATE OF
Gwendolyn Barlow Daggart
deceased.

The administration of the estate of Gwendolyn Barlow Daggart, deceased, Case Number 24CP-801, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 15, 2024.

/s/ **Fredrick William Barlow**
Personal Representative
Address: 538 Northridge Trail,
Lakeland, FL 33813
/s/ MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 15, 22, 2024 24-00408K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 24CP-0713
IN RE: ESTATE OF
Richard S. Bell
deceased.

The administration of the estate of Richard S. Bell, deceased, Case Number 24CP-0713, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is March 15, 2024.

/s/ **Dolores M. Bell**
Personal Representative
Address: 3117 Henderson Circle East
Lakeland, FL 33803
/s/MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
March 15, 22, 2024 24-00388K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0002430000XX
IN RE: ESTATE OF
EARL LESTER BLACK JR,
Deceased.

The administration of the estate of EARL LESTER BLACK JR, Deceased, whose date of death was May 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is March 15, 2024.

PORCHIA BRESEMAN,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
March 15, 22, 2024 24-00399K

--- PUBLIC SALES ---

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 Nibbling Cookies located at 3500 posner blvd #1325 in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 6th day of March, 2024.

Jashira Danet
March 15, 2024 24-00378K

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 Holiday Wax Melts located at 246 Eleuthera Dr in the City of Lake Alfred FL USA, Polk County, FL 33850 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of March, 2024.

Jennifer john
March 15, 2024 24-00401K

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 Hashem Worship located at 2791 Grandbury Grove Road in the City

of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of March, 2024.
Joe Martin Colon
March 15, 2024 24-00391K

FIRST INSERTION
PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings

as pursuant to Florida Statute 559.917.

Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
April 15, 2024

Podium Auto Collision LLC,
8217 US HWY 98 N, Lakeland, FL
2020 TOYT 5YFS4RCEXL035289
\$4809.31
2017 HOND 19XFC2F59HE058126
\$4797.48
March 15, 2024 24-00402K

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS
NAME LAW Pursuant to F.S.
§865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Shay's Sugar, located at 685 Sarner Pass Way, in the City of Winter Haven, County of Polk, State of FL, 33881, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 5 of March, 2024.

Shayla Marie Hand
685 Sarner Pass Way
Winter Haven, FL 33881
March 15, 2024 24-00377K

FIRST INSERTION
NOTICE UNDER FICTITIOUS
NAME LAW

NOTICE IS HEREBY GIVEN that the below named owner, desiring to engage in business under the fictitious name of: BUDDY'S HOME FURNISHINGS located at 1345 GEORGE JENKINS BLVD. in the City of LAKELAND, POLK County, Florida 33815 intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida, pursuant to Chapter 865.09, Florida Statutes, Fictitious name registration.

Dated this 11th day of March 2024.
TBGBHF, LLC
March 15, 2024 24-00395K

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 Café Condesa located at 701 E Hinson Ave in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2024.

Harvest Coffee Group, LLC
Jared L. Walden
March 15, 2024 24-00404K

FIRST INSERTION
NOTICE UNDER FICTITIOUS
NAME LAW Pursuant to F.S.
§865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Twenty eight 44, located at 1595 Oleander place, in the City of Bartow, County of Polk, State of FL, 33830, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 8 of March, 2024.

Tracy L. Fears, James T. Fears
1595 Oleander place
Bartow, FL 33830
March 15, 2024 24-00385K

What makes public notices in newspapers superior to other forms of notices?

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

--- 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

CASE NO.: 2023CA004145000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. CARMEN ROSA CRESPO RODRIGUEZ; JAM MANUEL GONZALEZ RIVERA; CORAL DELMAR GONZALEZ RIVERA; ROSA JAMILLE RIVERA CRESPO; BELLA NOVA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ROSALINDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 3, 2024 in Civil Case No. 2023CA004145000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and CARMEN ROSA CRESPO RODRIGUEZ; JAM MANUEL GONZALEZ RIVERA; CORAL DELMAR GONZALEZ RIVERA; ROSA JAMILLE RIVERA CRESPO; BELLA NOV A HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ROSALINDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on April 5, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 49, BELLA NOVA - PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 21 THROUGH 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 6 day of March, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2024.03.06 13:34:54-05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1779B March 15, 22, 2024 24-00370K

FIRST INSERTION

NOTICE OF SALE

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

CASE NO.: 2019CA004523 HAMPTON HILLS TOWNHOMES HOMEOWNERS ASSOCIATION, INC., Plaintiff(s), vs. JESSICA E. PHELPS; TREVOR DILLCHAND, et al., Defendant(s).

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure, entered March 4, 2024, in the above styled cause, in the Circuit Court of Polk County Florida, the Clerk of Court will sell to the highest and best bidder the following described property in accordance with Section 45.031 of the Florida Statutes:

LOT 38D, HAMPTON HILLS SOUTH, PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 133, PAGES 36 THROUGH 39, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

for cash in an Online Sale at https://polk.realforeclose.com beginning at 10:00 AM on April 18, 2024.

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

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

Dated the 7th day of March, 2024. /s/ Jacob Bair Jacob Bair, Esq. Florida Bar: No. 0071437 Primary Email: jbair@blglawfl.com Secondary Email: service@blglawfl.com BLG Association Law, PLLC 301 W. Platt St. #375 Tampa, FL 33606 Phone: (813) 379-3804 Attorney for: PLAINTIFF March 15, 22, 2024 24-00371K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004893000000 FBC MORTGAGE, LLC,

Plaintiff, vs. ELIZABETH AYRES HIPSMAN A/K/A ELIZABETH HIPSMAN A/K/A ELIZABETH HIPSMAN, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 26, 2024 in Civil Case No. 2023CA004893000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and Elizabeth Ayres Hipsman a/k/a Elizabeth Hipsman a/k/a Elizabeth Hipsman, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 1st day of April, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 4, B & B LANDING, according to the plat or map thereof as

recorded in Plat Book 181, Pages 21 and 22, 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.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06536FL March 15, 22, 2024 24-00375K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 2023CA004275

Freedom Mortgage Corporation, Plaintiff, vs. Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004275 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz; Vimar Rodriguez Brito a/k/a Vimar Rodriguez; GoodLeap, LLC; Tarpon Bay Homeowners Association, Inc. 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 15th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 310, TARPON BAY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 27-27-34-810532-003100

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

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

Dated this 6th day of March, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File# 23-F00542 March 15, 22, 2024 24-00372K

FIRST INSERTION

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

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

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

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on April 17, 2023 in Civil Case No. 2022CA000198000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3 is the Plaintiff, and THOMAS E. THOMPSON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on April 15, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

THE WEST 456.0 FEET OF THE EAST 912.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND POWER TRANSMISSION LINES ALONG THE NORTH 50 FEET OF THE EAST 456.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, SUBJECT TO ROAD RIGHT-OF-WAY FOR MOORE ROAD OFF THE EAST 40 FEET THEREOF. THIS EASEMENT IS TO RUN WITH THE LAND TOGETHER WITH 1999 FLEETWOOD MOBILE HOME ID # GAFLW07A43630W521

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

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 6 day of March, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2024.03.06 13:44:42-05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1012-3557B March 15, 22, 2024 24-00379K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

Case No. 532023CA005442000000

Regions Bank DBA Regions Mortgage, Plaintiff, vs. Bradley M Hardesty, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005442000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Regions Bank DBA Regions Mortgage is the Plaintiff and Bradley M Hardesty; Judith Hardesty; Imperialakes Community Services Association I, Inc. a/k/a Imperialakes Community Services Association, Inc. 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 25th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 211, IMPERIALAKES PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE(S) 43 THROUGH 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 23-29-27-142000-002110

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

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

Dated this 6th day of March, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File# 23-F01196 March 15, 22, 2024 24-00373K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2023CA000585000000

FREEDOM MORTGAGE CORPORATION Plaintiff, vs. ANTHONY N. CLARK; ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 6th day of March, 2024, and entered in Case No. 2023CA000585000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ANTHONY N. CLARK and UNKNOWN SPOUSE OF ANTHONY N. CLARK 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 23rd day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 184 AND 1/37 UNDIVIDED INTEREST IN TRACTS A AND B, ROLLINGLEN PHASE FOUR, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE 1988 SHORLINE DOUBLE WIDE MOBILE HOME DESCRIBED WITH VIN NUMBERS 1V630381AX AND VIN #1V630381BX, TITLE NO.

0045969478 & 0045975537. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 7th day of March, 2024. By: /s/ Liana R. Hall Liana R. Hall Bar No. 173813

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-1554 March 15, 22, 2024 24-00380K

FIRST INSERTION

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

CASE NO.: 2022-CA-2363

LORE LENDING GROUP, INC. a Florida corporation, LORE INVESTMENT - MISTY, LLC, a Florida Limited Liability Company, JOHN J. ROONEY, CPA, PA, a Florida Professional Association and ACL ENTERPRISES, LLC, a Florida Limited Liability Company

Plaintiffs, vs. DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered FEBRUARY 23, 2023 in Civil Case No. 2022-CA-002363 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment-Misty, LLC, John J. Rooney, CPA, PA and ACL Enterprises, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9TH day of APRIL, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

PARCEL 302 of Unrecorded-Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along= West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence South 0°45' East 10ti feet,

thence North 89°45' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45'West 35 feet to the Point of Beginning. PARCEL 303 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 585 feet for a Point of Beginning, thence South 0°45' East 100 Feet, thence North 89°40' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45'West 35 feet to the Point of Beginning.

The Post Office address of the Property is: 2626 Shiner Drive, Lake Wales, Florida 33898

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

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

By: /s/ Mark A. Freeman, Esq./s/ MARK A. FREEMAN, ESQ. Florida Bar #0116398 5323 Millenia Lakes Blvd., #300-352 Orlando, Florida 32839 (407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@loreallegal.com, Attorney for Plaintiff March 15, 22, 2024 24-00381K

FIRST INSERTION

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

CASE NO. 2023CA-006604-000-00

BASSEDENA CIRCLE HOLDINGS, LLC Plaintiff(s) vs. LAKELAND TWO TRUST AND POLK CUSIP 22 TRUST Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on JANUARY 10, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 56, AND THE WEST 15 FEET OF LOT 52, BLOCK A, MAP OF PINEHURST COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 301 Bassedena Circle North, Lakeland, FL 33805 Parcel Identification Number: 23-28-01-018000-010521 (the "Property") to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 4TH day of APRIL, 2024.

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

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

WITNESS my hand and the seal of the Court on this 29th day of February, 2024.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/Carolyn Mack Deputy Clerk March 15, 22, 2024 24-00382K

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--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 532022CA004246000000
U.S BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES IV TRUST,
Plaintiff, v.
LEK THOMAS; SAMUEL JUNIOR THOMAS; et al,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on February 9, 2024, and entered in Case No. 532022CA004246000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LEK THOMAS; SAMUEL JUNIOR THOMAS; FLORIDA HOUSING FINANCE CORPORATION; POLK COUNTY CLERK OF COURT; HOUSEHOLD FINANCE CORPORATION III; SUNNILAND CORPORATION, A FOREIGN CORPORATION are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on March 25, 2024, at 10:00 AM, the following described real property as set forth in said Final Judgment, to wit:

LOT 84, AS SHOWN ON MAP DATED 7/31/1954, OF SUB-DIVISION ROLLING HILLS, LOCATED IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 23 EAST, FILED 8/4/1954, IN PLAT BOOK 84, BOOK 36, PAGE 43, PUBLIC

RECORDS OF POLK COUNTY, FLORIDA.
TAX PARCEL I.D.: 233036156800000840
Street Address: 795 WHITFIELD ST
MULBERRY, FL 33860

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

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

WITNESS my hand and the seal of the court on March 13, 2024.
GHIDOTTI | BERGER LLP
Attorneys for Plaintiff
1031 North Miami Beach Blvd
North Miami Beach, FL 33162
Telephone: (305) 501.2808
Facsimile: (954) 780.5578
By: /s/ Tara L. Rosenfeld, Esq.
Chase A. Berger, Esq.
Florida Bar No.: 083794
Tara L. Rosenfeld, Esq.
Florida Bar No. 0059454
fcpleadings@ghidottiberger.com
March 15, 22, 2024 24-00407K

FIRST INSERTION

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

CASE NO.: 2023CA004665000000
FREEDOM MORTGAGE CORPORATION
PLAINTIFF, VS.
WILMER A. HENRIQUEZ A/K/A
WILMER HENRIQUEZ, ET AL.,
DEFENDANT(S).

TO: Wilmer A. Henriquez A/K/A Wilmer Henriquez
Last Known Address: 3284 Berwick Ln, Lakeland, FL 33810
Current Residence: UNKNOWN
TO: Isalia Norat A/K/A Isalia Nora Rivera
Last Known Address: 3284 Berwick Ln, Lakeland, FL 33810
Current Residence: UNKNOWN
TO: Unknown Tenant in possession of the subject property
Last Known Address: 3284 Berwick Ln, Lakeland, FL 33810
Current Residence: UNKNOWN
TO: Unknown Spouse of Wilmar A. Henriquez A/K/A Wilmer Henriquez
Last Known Address: 3284 Berwick Ln, Lakeland, FL 33810
Current Residence: UNKNOWN

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

LOT 34, OF HAMPTON HILLS SOUTH - PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 04/11/2024, within or before a date at least (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 5 day of March, 2024.
STACY M. BUTTERFIELD, CPA,
CLERK OF CIRCUIT COURT
As Clerk of Court
(SEAL) By: /s/ Kenleigh Mathis
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
March 15, 22, 2024 24-00396K

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Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No.: 2024-CA-000638
MONTGOMERY RETIREMENT GROUP, LLC,
Plaintiff, vs.
ESTATE OF MARTHA K. HOLLOWAY; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA K. HOLLOWAY; UNKNOWN HEIRS OF THE ESTATE OF MARTHA K. HOLLOWAY; AND KYLE D. BURKE,
TO: ESTATE OF MARTHA K. HOLLOWAY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA K. HOLLOWAY, AND UNKNOWN HEIRS OF THE ESTATE OF MARTHA K. HOLLOWAY

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:
Lot 65, COLONNADES PHASE ONE, a subdivision according to the plat thereof recorded in Plat Book 82, Page 36, of the Public Records of Polk County, Florida. Parcel ID No.: 23-29-11-139766-000650
Property Address: 4965 Goldenview Lane, Lakeland, Florida 33811
has been filed against you in the Cir-

cuit 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 April 17, 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 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: March 11, 2024
STACY M. BUTTERFIELD
Clerk of the Court
By: Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Mar. 15, 22, 29; Apr. 5, 2024

24-00400K

FIRST INSERTION

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

CASE NO. 2023CA005059000000
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff, vs.
SHERYN KENYON, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA005059000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHERYN KENYON 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 April 04, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 20, TIMBER WOOD UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 3335 TIMBERLINE ROAD WEST, WINTER HAVEN, FL 33880

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 7 day of March, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
23-112802 - NaP
March 15, 22, 2024

24-00384K

FIRST INSERTION

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

CASE NO. 2023CA006110000000
GUILD MORTGAGE COMPANY LLC,
Plaintiff, vs.
MICHAEL OCASIO, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 29, 2024 in Civil Case No. 2023CA006110000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Michael Ocasio, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of April, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 5, BLOCK 2, MINNESOTA HEIGHTS, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, 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.

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRSservice@mccalla.com
Fla. Bar No.: 146803
23-06934FL
March 15, 22, 2024

24-00397K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2023-CA-004632

Atomic Loans, LLC,
Plaintiff, v.
Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, Unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown Tenant,
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Summary Final Judgment entered on March 6, 2024 in CASE NO. 2023-CA-004632 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, ATOMIC LOANS, LLC against Defendants, ANGEL LUIS PAGAN A/K/A ANGEL LUIS PAGAN ALVARADO, UNKNOWN SPOUSE OF ANGEL LUIS PAGAN A/K/A ANGEL LUIS PAGAN ALVARADO, AND UNKNOWN TENANT, that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on April 23, 2024 at: www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 13, TOWNSHIP 28 SOUTH,

RANGE 27 EAST, OF POLK COUNTY, FLORIDA.
Parcel ID:
27-28-13-000000-022110
The address of which is: 1890 Tyner Road, Haines City, Florida 33844

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.
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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

DATED THIS 11 day of March 2024.
/s/ William A. Treco
William A. Treco, Esquire
Tepps Treco
499 NW 70 Avenue,
Suite 112
Plantation, Florida 33317
954-565-3231
william@teppstreco.com
Florida bar No: 89409
March 15, 22, 2024

24-00392K

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 23-CC-7083

KENSINGTON VIEW HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
ERIN KEHOE and ANY UNKNOWN OCCUPANTS IN POSSESSION,
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Pinellas County, Florida, I will sell all the property situated in Pinellas County, Florida described as:

LOT 21, KENSINGTON VIEW, according to the plat thereof, recorded in Plat Book 166, Page 50, of the Public Records of Polk County, Florida. With the following street address: 425 Kensington View Drive, Winter Haven, Florida, 33880.

at public sale, to the highest and best bidder, for cash, at www.polk.realforeclose.com, at 10:00 A.M. on April 23, 2024.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds 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 11th day of March, 2024.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
s/Stephan C. Nikoloff
Stephan C. Nikoloff
(Steve@associationlawfl.com)
Bar Number 56592
Attorney for Plaintiff
1964 Bayshore Boulevard, Suite A
Dunedin, Florida 34698
Telephone: (727) 738-1100
March 15, 22, 2024

24-00393K

FIRST INSERTION

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

CASE NO. 2022CA001578000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JORGE E. RAMIREZ MEJIA A/K/A JORGE ENRIQUE RAMIREZ MEJIA AND EVELYN RAMIREZ, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2022CA001578000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and JORGE E. RAMIREZ MEJIA A/K/A JORGE ENRIQUE RAMIREZ MEJIA; EVELYN RAMIREZ; LAKE LUCERNE PROPERTY OWNERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 04, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 180 OF LAKE LUCERNE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165, PAGE(S) 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 247 LAKE LUCERNE WAY, WINTER HAVEN, FL 33881

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 7 day of March, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-025223 - EuE
March 15, 22, 2024

24-00383K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.

532023CA006690000000
FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC, a Florida non-profit Corporation,
Plaintiff, vs.
NELSON DOMINICCI GONZALEZ, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated March 7, 2024 in Case No. 532023CA006690000000 in the Circuit Court in and for Polk County, Florida wherein FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC, a Florida non-profit Corporation, is Plaintiff, and NELSON DOMINICCI GONZALEZ; DAMARIS LISSETTE JUSTINIANO RUIZ; JOSE LUIS DOMINICCI RODRIGUEZ; ORGA RODRIGUEZ F/K/A UNKNOWN SPOUSE OF JOSE LUIS DOMINICCI RODRIGUEZ, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on APRIL 11, 2024. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT(S) 125, FOREST RIDGE, ACCORDING TO THE PLAT AS

RECORDED IN PLAT BOOK 139, PAGES 37 THROUGH 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 6102 FOREST RIDGE WAY, WINTER HAVEN, FL 33881.

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: March 11, 2024
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@flclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
March 15, 22, 2024

24-00398K

FIRST INSERTION

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

CASE NO.: 2023-CA-006438
NATIONSTAR MORTGAGE LLC,
Plaintiff,
vs.
NATHANIEL NATHAN MCKENZIE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 19, 2024, and entered in Case No. 2023-CA-006438 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Nathaniel Nathan Mckenzie, Citrus Reserve Homeowners Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the April 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 74, OF CITRUS RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 37, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 752 CITRUS RESERVE BOULEVARD DAVENPORT FL 33837

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

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

Dated this 07 day of March, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Justin Ritchie, Esq.
Florida Bar #106621
CT - 23-010492
March 15, 22, 2024

24-00403K

FIRST INSERTION

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

CASE NO.: 2023CA004445
WELLS FARGO BANK, N.A.,
Plaintiff,
vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BARBARA WHEELER AKA BARBARA M. WHEELER AKA BARBARA ANN WHEELER, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 23, 2024, and entered in Case No. 2023CA004445 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Barbara Wheeler aka Barbara M. Wheeler aka Barbara Ann Wheeler, deceased, Sandra Wheeler, James Myers, Unknown Party #1 N/K/A Mert Gallagher, Unknown Party #2 N/K/A Tee Gallagher, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the April 9, 2024 the following described property as set forth in said

Final Judgment of Foreclosure: LOTS 513 AND 514 OF HUNDRED LAKES CORPORATION'S SUBDIVISION, INWOOD UNIT #6, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 2, 2A AND 2B IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA.
A/K/A 3950 AVE U NW WINTER HAVEN FL 33881

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 12 day of March, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Swosinski
Justin Swosinski, Esq.
BT-23-001935
March 15, 22, 2024

24-00405K

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

OFFICIAL COURTHOUSE WEBSITES

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

SAVE TIME

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024-CA-000516
EMILY GONZALEZ,
Plaintiff, v.
LUIS REYES,
Defendant.

NOTICE is hereby given that a civil action commenced on February 6th, 2024, and is now pending as case number 2024-CA-000516 in the Circuit Court in the State of Florida. County of Polk.

The name of the unserved party to the action is:

Luis Reyes
1525 Mattie Pointe Pl, Auburndale,
Polk County, FL 33823

and the nature of the proceeding is a Partition of Real Property.

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, Lillian Rosario, whose address is 10521 Bloomingdale Ridge Dr., 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.

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 said court at Polk County, Florida on the 6th day of March, 2024.

Default date: April 12, 2024
Stacy M. Butterfield
AS CLERK OF THE COURT
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk

/s/ Lillian Rosario
Lillian Rosario, Esq.
Florida Bar No.: 1050416
Law Offices of Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview, FL 33578
Phone: 813-549-0096
E-service: lrosario@hacheylawpa.com
March 15, 22, 2024 24-00374K

FIRST INSERTION

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

CASE NO. 2023CA007069000000
LAKEVIEW LOAN
SERVICING LLC,
Plaintiff, vs.
SARAH LORRAINE BOSCH, et al.,
Defendant.

To: CHAZ CHRISTIAN COFFMAN,
1731 ANGEL FIRE TERR, PHOENIX
AZ 85027

UNKNOWN SPOUSE OF CHAZ
CHRISTIAN COFFMAN, 1731 ANGEL
FIRE TERR, PHOENIX AZ 85027
LAST KNOWN ADDRESS STATED,
CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that
an action to foreclose Mortgage covering
the following real and personal
property described as follows, to-wit:

THE WEST 165 FEET OF THE
NORTH 128.5 FEET OF THE
SOUTH 385.5 FEET OF THE
W 1/2 OF THE SW 1/4 OF THE
SW 1/4 OF SECTION 5, TOWN-
SHIP 28 SOUTH, RANGE 25
EAST, POLK COUNTY, FLOR-
IDA, LESS THE EAST 25 FEET
THEREOF FOR ROAD. BEING
KNOWN AS LOT 32 OF UNRE-
CORDED DIXIE ACRES.

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on
Sara Collins, Esq, McCalla Raymer

Leibert Pierce, LLC, 225 East Rob-
inson Street, Suite 155, Orlando, FL
32801 and file the original with the
Clerk of the above- styled Court on or
before April 1, 2024 or 30 days from
the first publication, otherwise a Judg-
ment may be entered against you for the
relief demanded in the Complaint.

If you are a person with a dis-
ability who needs any accommoda-
tion 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 ap-
pearance is less than 7 days; if
you are hearing or voice impaired,
call 711.

WITNESS my hand and seal of said
Court on the 22 day of Feb, 2024.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: Carolyn Mack
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-07643FL
March 15, 22, 2024 24-00386K

FIRST INSERTION

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

CASE NO.: 2022CA001243000000
FIFTH THIRD BANK, NATIONAL
ASSOCIATION,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
SURVIVING SPOUSE,
GRANTEES; BARRETT EUGENE
REID, SR.; FLORIDA HOUSING
FINANCE CORPORATION;
CITY OF LAKELAND, FLORIDA;
BARRETT EUGENE REID, JR.;
KEYANA REID; DARION JARROD
HARGROVE; ANY AND ALL
UNKNOWN PARTIES CLAIMING
BY, THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on January 18, 2024 in Civil
Case No. 2022CA001243000000, of
the Circuit Court of the TENTH Ju-
dicial Circuit in and for Polk County,
Florida, wherein, FIFTH THIRD
BANK, NATIONAL ASSOCIATION is
the Plaintiff, and UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES, SUR-
VIVING SPOUSE, GRANTEES; BAR-
RETT EUGENE REID, SR.; FLORIDA
HOUSING FINANCE CORPORATION;
CITY OF LAKELAND, FLORIDA;
BARRETT EUGENE REID, JR.;
KEYANA REID; DARION JARROD
HARGROVE; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Stacy M. But-
terfield, CPA will sell to the highest bid-
der for cash at www.polk.realforeclose.
com on April 17, 2024 at 10:00:00 AM
EST the following described real prop-
erty as set forth in said Final Judgment,
to wit:

LOT 40, LAKE RIDGE, AC-
CORDING TO THE MAP OR
PLAT THEREOF, AS RECORD-
ED IN PLAT BOOK 122, PAGES
14 AND 15, 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

Dated this 11 day of March, 2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Digitally signed by Zachary Ullman
Date: 2024.03.11 13:15:51-04'00'
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1599-376B
March 15, 22, 2024 24-00406K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-3347
Division Probate
IN RE: ESTATE OF
THOMAS CUNNEA
Deceased.

The administration of the estate of
Thomas Cunnea, deceased, whose date
of death was November 1, 2022, is pend-
ing 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 ad-
dresses of the personal representative
and the personal representative's attorney
are set forth below.

All creditors of the decedent and oth-
er 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 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 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 March 8, 2024.
Attorney for Personal Representative:
/s/ Samantha Chechele
Samantha Chechele
Attorney
Florida Bar Number: 0775592
7127 First Avenue South
SAINT PETERSBURG, FL 33707
Telephone: (727) 381-6001
Fax: (727) 381-7900
E-Mail: samantha@chechelelaw.com
March 8, 15, 2024 24-00349K

SECOND INSERTION

Notice To Creditors
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24CP-0046
IN RE: ESTATE OF
MATHEW GARRETT OWENS
Deceased.

The administration of the estate of
Mathew Garrett Owens, deceased,
whose date of death was October 2,
2023, is pending in the Circuit Court
for Polk County, Florida, Probate Di-
vision, the address of which is 255 N.
Broadway Ave., Bartow, Florida 33830.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 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 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: March 8, 2024

Personal Representative
Heidi Dale Owens
16 Kenlauren Ave
Greenville, South Carolina 29607
Attorney For Personal Representative
Carl A. Feddeler, IV
Florida Bar No. 1022506
Andrew J. Oram, Attorney at Law
332 Ave B SW Suite 107
Winter Haven, Florida 33880
Telephone: (863) 259-4743
chaz@oram.law
March 8, 15, 2024 24-00334K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024CP0004530000XX
IN RE: ESTATE OF
FLORENCE G. WILT
Deceased.

The administration of the Estate
of Florence G. Wilt, deceased, whose
date of death was October 3, 2023, is
pending in the Circuit Court for POLK
County, Florida, Probate Division,
the address of which is 255 N. Broad-
way Ave., Bartow, Florida 33830. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er 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 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 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 March 8, 2024.

Personal Representative:
James R. Wilt, Jr.
5563 Bloomfield Blvd.
Lakeland, FL 33810
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar No. 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
March 8, 15, 2024 24-00353K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-000302
IN RE: ESTATE OF
ROBERT LAWRENCE PETERSEN,
Deceased.

The administration of the estate of
ROBERT LAWRENCE PETERSEN,
deceased, whose date of death was
September 27, 2023, is pending in the
Circuit Court for Polk County, Florida,
Probate Division, the address of which
is 255 N. Broadway, Bartow, FL 33830.
The names and addresses of the curator
and the curator's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 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 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: March 8, 2024.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriversa@hnh-law.com
March 8, 15, 2024 24-00340K

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024CP000161
Division Probate
IN RE: ESTATE OF
DEBRA K. CREW
Deceased.

The administration of the estate of
Debra K. Crew, deceased, whose date of
death was June 5, 2023, is pending in
the Polk County, Florida, Probate Div-
ision, the address of which is P.O. Box
9000, Drawer CC-4, Bartow, FL 33831.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

All creditors of the decedent and oth-
er 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 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 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 March 8, 2024.

Personal Representative:
Heather Luckeman
1012 Long Street
Fenton, Michigan 48430
Attorney for Personal Representative:
Tracy Wynter
Attorney for Personal Representative
Florida Bar Number: 0021348
109 Ambersweet Way,
Suite 505
Davenport, FL 33897
Telephone: (863) 353-6897
Fax: (863) 353-6866
E-Mail: Tracy@TracyWynterLaw.com
March 8, 15, 2024 24-00357K

SECOND INSERTION

Notice To Creditors
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24CP-0456
IN RE: ESTATE OF
ROBERT DANA PARSHALL
Deceased.

The administration of the estate of
Robert Dana Parshall, deceased, whose
date of death was December 9, 2023, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 N Broadway
Ave, Bartow, Florida 33830. The names
and addresses of the personal repre-
sentative and the personal representative's
attorney are set forth below.

All creditors of the decedent and oth-
er 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 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 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: March 8, 2024

Personal Representative
Karen Ocansey
267 Dupont Ct
Auburndale, Florida 33823
Attorney For Personal Representative:
Carl A. Feddeler, IV
Andrew J. Oram, Attorney at Law
332 Ave B SW Suite 107
Winter Haven, Florida 33880
(863) 259-4743
chaz@oram.law
March 8, 15, 2024 24-00335K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No 24 CP 6750
IN RE: ESTATE OF
IRMA JEAN BODDY
a/k/a IRMA J. BODDY
Deceased.

The administration of the Estate of
Irma Jean Boddy a/k/a Irma J. Boddy,
deceased, File Number 24 CP 6750, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is P.O. Box 9000,
Drawer CC-4, Bartow, FL 33830. The
names and addresses of the personal
representative and the personal repre-
sentative's attorney are set forth below.

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, including
unmatured, contingent or unliqui-
dated claims, on whom a copy of this
notice is served must file their claims
with this court WITHIN THE LATER OF
3 MONTHS AFTER THE DATE 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, in-
cluding unmatrued, contingent or un-
liquidated claims, must file their claims
with this court WITHIN 3 MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED
WILL BE FOREVER BARRED.

The date of first publication of this
Notice is March 8, 2024.

Personal Representative:
Crystal G. Howard
2400 State Highway 121, #3206
Euless, TX 79039
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
March 8, 15, 2024 24-00362K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-3666
IN RE: ESTATE OF
FRANCES HARTZ,
a/k/a FRANCES J. HARTZ
a/k/a FRANCES JANE HARTZ
Deceased.

The administration of the Estate of
FRANCES HARTZ (also known as
FRANCES J. HARTZ and as FRANCES
JANE HARTZ), deceased, whose date
of death was July 11, 2023, is pending
in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 255 N. Broadway Ave., Bartow,
Florida 33830-3912 The names and ad-
dresses 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 PUBLICATION
OF THIS NOTICE OR 30 DAYS AF-
TER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent
and other persons having claims or 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 FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-004205-0000-XX
Division 14
IN RE: ESTATE OF
JAMES RICHARD BERG
Deceased.

The administration of the estate of James Richard Berg, deceased, whose date of death was September 7, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
Shelly R. Berg

4120 Chelsea Lane
Lakeland, Florida 33809
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
March 8, 15, 2024 24-00341K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-000501-0000-XX
IN RE: ESTATE OF
DENNIS HARVEY MURPHY
Deceased.

The administration of the estate of Dennis Harvey Murphy, deceased, whose date of death was November 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
Mark G. Turner

255 Magnolia Avenue SW
Winter Haven, Florida 33880
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtturner.com
Secondary E-Mail:
ahall@straughtturner.com
March 8, 15, 2024 24-00342K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2024CP0001500000XX**
IN RE: ESTATE OF
YOHANMI DE JESUS MENA LOPEZ
Deceased.

The administration of the estate of Yohanmi De Jesus Mena Lopez, deceased, whose date of death was October 11, 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
/s/ Yomairy Garcia Lugo

Yomairy Garcia Lugo
320 Clearwater Lane
Kissimmee, FL 34759
Attorney for Personal Representative:
/s/ Bradley J. Busbin
Bradley J. Busbin, Esquire
Florida Bar No. 0127504
Busbin Law Firm, P.A.
2295 S. Hiwassee Rd., Ste. 207
Orlando, FL 32835
Email: Brad@BusbinLaw.com
Telephone: (407) 955-4595
Fax: (407) 627-0318
March 8, 15, 2024 24-00367K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.: **2024CP0002510000XX**
DIVISION: 14
IN RE: ESTATE OF
JAMES ARTHUR MCNEAL,
Deceased.

The administration of the Estate of James Arthur McNeal, deceased, whose date of death was June 18, 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 attorney are set forth below.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: **24-CP-000600**
IN RE: ESTATE OF
WILLIAM TRILLER
Deceased.

The administration of the Estate of WILLIAM TRILLER, deceased, whose date of death was January 08, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830-3912.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

NAME OF PERSONAL REPRESENTATIVE: TIMOTHY W. SEMONICK: 31430 Chatterly Dr., Wesley Chapel, FL 33543. RELATIONSHIP: COUSIN OF DECEDENT.

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate MUST FILE THEIR CLAIMS WITH THIS COURT WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 8 day of March, 2024.

Personal Representative:
TIMOTHY W. SEMONICK

31430 Chatterly Dr.,
Wesley Chapel, FL 33543
Attorney for Personal Representative:
/s/ Bryan R. Devolder
BRYAN R. DEVOLDER, ESQ.
Florida Bar Number: 122751
Devolder Law Firm, PLLC
15310 Amberly Drive Suite 250 #300
Tampa, FL 33647
Telephone: (813) 724-3880
E-Mail: eportalf@devolderlaw.com
Secondary email:
paralegal@devolderlaw.com
March 1st, 2024.
March 8, 15, 2024 24-00344K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. **53-2023-CP-002108**
IN RE: ESTATE OF
DAVID MICHAEL KELLEY
Deceased.

The administration of the estate of David Michael Kelley, deceased, whose date of death was December 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer # CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
Sean C. Kelley

845 Bellingrath Ct.
Naperville, Illinois 60563
Kevin M. Kelley
542 North Main St.,
Lombard, Illinois 60148
Attorney for Personal Representative:
Kristen M. Jackson
Attorney
Florida Bar Number: 394114
JACKSON LAW PA
5401 S KIRKMAN RD., Ste 310
ORLANDO, FL 32819
Telephone: (407) 363-9020
Fax: (407) 363-9558
E-Mail: kjackson@jacksonlawpa.com
Secondary E-Mail:
tengberg@jacksonlawpa.com
March 8, 15, 2024 24-00347K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: **24-CP-000624**
IN RE: ESTATE OF
TIMOTHY JOSEPH MURPHY, JR.
Deceased.

The administration of the estate of Timothy Joseph Murphy, Jr., deceased, whose date of death was September 27, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E Parker St, Lakeland, FL 33801. 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
/s/ Joanne Banner

Joanne Banner
409 Welsford Road
Fairless Hills, Pennsylvania 19030
Attorney For Personal Representative:
/s/T. Edmund Spinks
T. Edmund Spinks, Esq.
Florida Bar Number: 0423947
2801 W. Busch Blvd
Ste 200
Tampa, FL 33618
Telephone: (813) 651-1233
Fax: (813) 489-2553
E-Mail: ed@spinkslawfirm.com
March 8, 15, 2024 24-00337K

The date of first publication of this notice is March 8, 2024.

Personal Representative:
Kalandrea McNeal

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@bja-law.com
March 8, 15, 2024 24-00348K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2023-CP-002879**
IN RE: ESTATE OF
VERONICA MARIA BRUGUERAS MUNOZ,
Deceased.

The administration of the estate of VERONICA MARIA BRUGUERAS MUNOZ, deceased, whose date of death was July 7, 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 file their claims with this court WITH-

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

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

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

The date of first publication of this notice is March 8, 2024.

Personal Representative:
DocuSigned by: Hilda Gonzalez Otero

HILDA GONZALEZ OTERO
Hc 07 Box 33151
Caguas, Puerto Rico 00727
Attorney For Personal Representative:
/s/ Danielle White
DANIELLE WHITE, ESQUIRE
Florida Bar No.: 1035906
VELIZ KATZ LAW
630 North Wymore Road, Suite 330
Maitland, Florida 32751
Telephone: (407) 849-7072
Facsimile: (407) 849-7075
E-Mail: VelizKatz@VelizKatzLaw.com
Secondary:
AMendez@VelizKatzLaw.com
Attorney for Personal Representative.
March 8, 15, 2024 24-00336K

--- SALES ---

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-004936**
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, v.
ADELAYDA MOLINA, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on April 11, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 12 and the North 1/2 of Lot 11, Block C, Lost Lake Park Phase Two, according to the map or plat thereof, as recorded in Plat Book 63, Page(s) 48, of the Public Records of Polk County, Florida.
Property Address: 6608 Cromwell Road, Lakeland, FL 33809

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 4th day of March, 2024.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
March 8, 15, 2024 24-00352K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: **2020CA001102000000**
J.P. MORGAN MORTGAGE
ACQUISITION CORP.,
Plaintiff, v.

NESTOR F. VALLEJO-MORENO;
SANDRA I. VELEZ; UNKNOWN
SPOUSE OF NESTOR F.
VALLEJO-MORENO; UNKNOWN
SPOUSE OF SANDRA I. VELEZ;
PARTNERS FEDERAL CREDIT
UNION; PATTERSON HEIGHTS
HOMEOWNERS ASSOCIATION,
INC.; ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order dated February 16, 2024 entered in Civil Case No. 2020CA001102000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff and NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; PARTNERS FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on April 29, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 7 PATTERSON HEIGHTS ACCORDING TO THE MAP

OR PLAT THEREOF AS RECORDED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RECORDS OF POLK COUNTY FLORIDA.

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

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

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

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: CRF20004-JMV
March 8, 15, 2024 24-00363K

--- SALES ---

SECOND INSERTION

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

CASE NO.: 2023-CA-004235 TASOULLA BLEVINS, Plaintiff, v. NONGLACK SINTHASOMPHONE; UNKNOWN SPOUSE OF NONGLACK SINTHASOMPHONE; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 23, 2024, in this case in the Circuit Court of Polk County, Florida, the real property described as:

Lot 20, THE WOODS UNIT NO. 5, a subdivision according to the plat thereof recorded in Plat Book 73, Page 20 of the Public Records of Polk County, Florida. Parcel ID No.: 23-26-26-000621-000200

Commonly Known As: 0 Cree-wood Run, Lakeland, Florida 33809

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on April 1, 2024, at 10:00 a.m.

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

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

DATE: February 28, 2024 Gregory A. Sanoba, Esquire Florida Bar No. 955930 greg@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Telephone: 863/683-5353 Facsimile: 863/683-2237 Attorney for Plaintiff March 8, 15, 2024 24-00339K

SECOND INSERTION

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

CASE NO. 2019CA003256000000 UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v.

MELISSA L. BERTRAM; KENNETH W. RICHARDSON; UNKNOWN SPOUSE OF MELISSA L. BERTRAM; UNKNOWN TENANT 1; UNKNOWN TENANT 2; Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on February 23, 2024, in this case, 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:

THE WEST 91.0 FEET OF THE EAST 261.0 FEET OF THE NORTH 135.0 FEET OF THE SOUTH 1155.0 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, ALSO KNOWN AS LOT 73 OF MT. TABOR ESTATES, AN UNRECORDED SUBDIVISION a/k/a 3417 PUBLIX RD, LAKE-

LAND, FL 33810-0768 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on April 03, 2024 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 4th day of March, 2024. eXL Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera 10.00004337 March 8, 15, 2024 24-00361K

SECOND INSERTION

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

CASE NO.: 2023CA000363000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. SHAWN T. SAMPSON A/K/A SHAWN SAMPSON A/K/A SHAWN THOMAS SAMPSON; ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of February, 2024, and entered in Case No. 2023CA000363000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and SHAWN T. SAMPSON A/K/A SHAWN SAMPSON A/K/A SHAWN THOMAS SAMPSON; CONNIE S. SAMPSON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY NKA BRENDA SAMPSON and AQUA FINANCE, INC. are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 23rd day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, SAID POINT BEING 200 FEET WEST OF THE NORTHEAST CORNER THEREOF; RUN THENCE SOUTH 161 FEET, THENCE, WEST 125 FEET, THENCE NORTH 161 FEET, THENCE EAST 124 FEET TO THE POINT OF BEGINNING; LESS THE NORTH 25 FEET FOR WILLIS ROAD. AND THE WEST 20 FEET OF THE EAST 200 FEET OF THE NORTH 161

FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE NORTH 25 FEET FOR WILLIS ROAD. AND THE SOUTH 136 FEET OF THE NORTH 161 FEET OF THE EAST 90 FEET OF THE WEST 335 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 1st day of March, 2024. By: /s/ Liana R. Hall 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 23FL373-0045 March 8, 15, 2024 24-00338K

SECOND INSERTION

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

CASE NO.: 2022-CA-003563 Laurel Estates Homeowners Association, Inc., a Florida not-for-profit corporation, Plaintiff, v.

Sheila Cannon, Unknown Spouse of Sheila Cannon and Any Unknown Person(s) in Possession, Defendant(s).

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure dated February 19, 2024, in Case No. 2022CA003563, 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 Sheila Cannon and Any Unknown Person(s) in Possession n/k/a Anthony Smith are the Defendant(s), I will sell to the highest and best bidder for cash on-line at https://www.polk.realforeclose.com, at 10:00 a.m. on March 25, 2024, the following described property as set forth in said Final Judgment, to wit: Lot 169, Laurel Estates Phase II, according to the map or Plat thereof, as recorded in Plat Book 165, at page(s) 33 through 35,

inclusive of the Public Records of Polk County, Florida

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNERS 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 on March 4th, 2024. By: Karen A. Green, Esquire Florida Bar No: 628875 Attorney for Plaintiff KAYE BENDER REMBAUM, P.L. 1200 PARK CENTRAL BOULEVARD SOUTH POMPANO BEACH, FLORIDA 33064 TELEPHONE (954) 928-0680 March 8, 15, 2024 24-00355K

SECOND INSERTION

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

CASE NO.: 53-2022-CA-001089-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

JOSE D. MINAYA RAMIREZ, NATHAN FIGUEROA ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 23rd day of February, 2024, and entered in Case No. 53-2022-CA-001089-0000-00, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and NATHAN FIGUEROA; WANDA PEREZ; JESSICA M. MINAYA; JOSE D. MINAYA RAMIREZ; CHANLER RIDGE HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANTS IN POSSESSION OF THE SUBJECT PROPERTY are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 25th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 190, CHANLER RIDGE PHASE 2, A REPLAT, ACCORDING TO THE PLAT AS RECORD IN PLAT BOOK 138, PAGES 46 THROUGH 49, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 4th day of March, 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 March 8, 15, 2024 24-00356K

SECOND INSERTION

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

CASE NO.: 2023CA-005923-0000-00 VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RICHARD M. RENNON; RICHARD EDWARD DONOHUE; MISTY ROSE ESTER A/K/A MISTY R. ESTER AKA MISTY ESTER; DIANE HARRIS; TYREL JAMES HEIN; KIM RENEE PATTERSON A/K/A KIM RENEE RENNON; RICHARD WILLIAM RENNON A/K/A RICHARD W. RENNON AKA RICHARD RENNON, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 23 day of July 2024, the following described property as set forth in said Final Judgment, to wit: LOT 29, OF THE VILLAGE-LAKELAND UNIT NO. 4 ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AFFIXED TO THE AFOREMENTIONED REAL PROPERTY AND INCORPORATED HEREIN AND WHICH IS IN-

TENDED BY ALL PARTIES TO CONSTITUTE A PART OF THE REALTY AND TO PASS WITH IS SAID MOBILE HOME IS IDENTIFIED AS FOLLOW:

1989 BARRINGTON BEARING VIN NUMBERS FLFLJ33 A/B 11793BA PROPERTY ADDRESS: 432 OAK RIDGE W, LAKELAND, FL 33801

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

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 23 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 23-02128 March 8, 15, 2024 24-00345K

SECOND INSERTION

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

Case #: 2023CA004842000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

JULIE A. BROOME; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and UNKNOWN PERSONS IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated February 6, 2024, and entered in Case No. 2023CA004842000000 of the Circuit Court in and for Polk County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and JULIE A. BROOME; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on April 9, 2024, the following described property as set forth in said Order or Final Judgment, to wit:

LOT 2, INDIAN RIDGE ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1999 JACO DOU-

BLEWIDE MOBILE HOME HAVING VIN# JACFL19681A, TITLE# 75556397 AND VIN# JACFL19681B, TITLE# 75556398

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

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

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

DATED February 23, 2024. By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave, Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 7230-191742 / TMI March 8, 15, 2024 24-00331K

--- ACTIONS ---

FOURTH 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.

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 file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or 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

SECOND INSERTION

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

CASE NO.: 2023CC000733000000 BEDROCK CYPRESS HARBOR LLC, Plaintiff, vs.

RICHARD DEMALINGNON, SHIRLEY DEMALINGNON, and KRISTI ELLIOT, Defendants.

TO: Kristi Elliot 322 Jupiter Avenue, Lot No. 80 Winter Haven, Florida 33884

YOU ARE NOTIFIED that an action for money damages and for the imposition and foreclosure of a statutory landlord's lien on that certain double-wide mobile home and all personal items, appliances, and fixtures contained therein located at:

322 Jupiter Avenue, Lot No. 80, Winter Haven, Florida 33884 has been filed against you, and you

are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Default: 4-5-24 Dated: 2/29/24 Stacy M. Butterfield Polk County Clerk of Court (SEAL) By: Carolyn Mack Deputy Clerk March 8, 15, 2024 24-00350K

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