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

MARCH 15 - MARCH 21, 2024

POLK COUNTY LEGAL NOTICES

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

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 SER-VICE 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

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 Doggart deceased.

The administration of the estate of Craig William Doggart, 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

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

PROBATE DIVISION

Case Number: 24CP-0713

IN RE: ESTATE OF

Richard S. Bell

deceased.

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 representa-

tive and the personal representative's

All creditors of the decedent and oth-

er 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

NAME LAW Pursuant to F.S.

§865.09NOTICE 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,

Dated this 5 of March, 2024

Tallahassee, Florida.

Shayla Marie Hand

All other creditors of the decedent

attorney are set forth below.

The administration of the estate of

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

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

The date of first publication of this

Personal Representative

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

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET

FORTH IN SECTION 733.702 OF

THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

/s/ Dolores M. Bell

Personal Representative

Address: 3117 Henderson Circle East

Lakeland, FL 33803 /s/MICHAEL H. WILLISON, P.A.

Attorney for Personal Representative

Michael H. Willison, Esquire

114 S. Lake Avenue Lakeland, Florida 33801

Florida Bar No. 382787

March 15, 22, 2024

mwillison@mwillison.com

(863) 687-0567

DATE OF DEATH IS BARRED.

notice is March 15, 2024.

NOTWITHSTANDING THE TIME

OF THIS NOTICE.

DATE OF THE FIRST PUBLICATION

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

notice is March 15, 2024. /s/ Fredrick William Barlow

Address: 538 Northride Trail,

March 15, 22, 2024

24-00389K

--- ESTATE ---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

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

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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.co March 15, 22, 2024 24-00399K

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

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

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-801 IN RE: ESTATE OF **Gwendolyn Barlow Doggart** deceased.

The administration of the estate of Gwendolyn Barlow Doggart, 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 Northride 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

--- 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

24-00378K March 15, 2024

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of 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. ${\it Jennifer\,john}$

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 5YFS4RCEXLP035289 \$4809.31

2017 HOND 19XFC2F59HE058126 \$4797.48

March 15, 2024 24-00402K

What makes public notices in newspapers

page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

--- PUBLIC SALES ---

FIRST INSERTION FIRST INSERTION NOTICE UNDER FICTITIOUS 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

Dated this 11th day of March 2024. TBGBHF, LLC

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

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. **§865.09**NOTICE IS HEREBY GIVEN that

FIRST INSERTION

the undersigned, desiring to engage 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

superior to other forms of notices? Public notices in newspapers are serendipitous. When readers

Rarely do consumers specifically search online

685 Sarner Pass Way Winter Haven, FL 33881 March 15, 2024

24-00377K

March 15, 2024

registration.

FIRST INSERTION

--- **SALES** ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

ant to the Final Judgment and/or Order

Rescheduling Foreclosure Sale, entered

in Case No. 2023CA004275 of the Cir-

cuit Court of the TENTH Judicial Cir-

cuit, in and for Polk County, Florida,

wherein Freedom Mortgage Corpora-

tion is the Plaintiff and Luis Anthony

Ortiz Gonzalez a/k/a Luis Ortiz; Vi-

maris Rodriguez Brito a/k/a Vimaris

Rodriguez; GoodLeap, LLC; Tarpon

Bay Homeowners Association, Inc. are the Defendants, that Stacy M. Butter-

field, Polk County Clerk of Court will

sell to the highest and best bidder for

cash at, www.polk.realforeclose.com,

beginning at 10:00 AM on the 15th day

of April, 2024, the following described

property as set forth in said Final Judg-

LOT 310, TARPON BAY PHASE

1, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 175, PAGE(S) 24, OF THE PUBLIC

RECORDS OF POLK COUNTY,

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim before the

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

impaired, call 711.

Dated this 6th day of March, 2024.

BROCK & SCOTT, PLLC

Attorney for Plaintiff 2001 NW 64th St, Suite 130

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

FLCourtDocs@brockandscott.com

Ft. Lauderdale, FL 33309

Fax: (954) 618-6954

By /s/Justin J. Kelley

Florida Bar No. 32106

Justin J. Kelley, Esq.

File# 23-F00542

March 15, 22, 2024

clerk reports the surplus as unclaimed.

27-27-34-810532-003100

Plaintiff, vs.

Defendants.

ment, to wit:

FLORIDA.

TAX ID:

Luis Ortiz, et al.,

POLK COUNTY

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,

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 RODRI-GUEZ; JAM MANUEL GONZALEZ RIVERA; CORAL DELMAR GON-ZALEZ RIVERA; ROSA JAMILLE RIVERA CRESPO; BELLA NOV A ASSOCIATION, HOMEOWNERS INC.; UNKNOWN TENANT #1 N/K/A ROSALINDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIM-ING 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,

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 PITĖ, 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 FRN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1779B March 15, 22, 2024

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,

Plaintiff(s), vs. JESSICA E. PHELPS; TREVOR DILCHAND, 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 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.

24-00370K

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entlited, 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 Hinsman a/k/a Elizabeth Hinsman, 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.real foreclose.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, accord-

recorded in Plat Book 181, Pages 21 and 22, Public Records of Polk

Any person claiming an interest in the surplus from the sale, if any, other than 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.

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

24-00375K

ing to the plat or map thereof as March 15, 22, 2024

County, Florida. the property owner as of the date of

By: /s/ Robyn Katz

ANTS are Defendants.

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 Case No. 532023CA005442000000 Freedom Mortgage Corporation, Regions Bank DBA Regions Mortgage, Plaintiff, vs. Luis Anthony Ortiz Gonzalez a/k/a

Bradley M Hardesty, et al., Defendants.
NOTICE IS HEREBY GIVEN pursu-NOTICE IS HEREBY GIVEN pursu-

ant 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, RE-CORDED 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 !is 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

24-00372K

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 TRANSAC-TION TRUST, SERIES 2019-3 is the Plaintiff, and THOMAS E. THOMP-SON; UNKNOWN SPOUSE OF THOMAS E. THOMPSON; UN-KNOWN TENANT #1; UNKNOWN TENANT #2; 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-

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 THE SE-1/4 OF SECTION 5, TOWNSHIP 26 SOUTH, RANGE 24 EAST, TOGETHER WITH AN EX-CLUSIVE EASEMENT FOR INGRESS AND EGRESS AND TRANSMISSION POWER LINES ALONG THE NORTH 50 FEET OF THE EAST 456.0 FEET OF THE SOUTH 527.63 FEET OF THE SE-1/4 OF SE-1/4 OF SECTION 5, TOWN-SHIP 26 SOUTH, RANGE 24 EAST, SUBJECT TO ROAD RIGHT-OF-WAY FOR MOORE ROAD OFF THE EAST 40 FEET THEREOF. THIS EASE-MENT 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: Service Mail@aldridge pite.com1012-3557B March 15, 22, 2024 24-00379K 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.: 2023CA000585000000FREEDOM 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 Corpora-tion 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 fol-lowing described property as set forth in said Final Judgment, to wit: LOT 184 AND 1/37 UNDIVID-

ED 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 DE-SCRIBED WITH VIN NUM-BERS 1V630381AX AND VIN #1V630381BX, TITLE NO.

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

THE DATE OF THE LIS PENDENS

MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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

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 PoIk 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 BUTTER-FIELD, 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= the 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, vou are entitled, at no cost to vou, 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

ls/Mark A. Freeman, Esq./ls 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@lorelegal.com, Attorney for Plaintif 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,

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 JANU-ARY 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entlited, 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

> 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

PUBLISH YOUR LEGAL NOTICE legal@businessobserverfl.com

--- 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 JU-NIOR THOMAS; FLORIDA HOUS-ING FINANCE CORPORATION; POLK COUNTY CLERK OF COURT; HOUSEHOLD FINANCE CORPORA-TION III: SUNNILAND CORPORA-TION, 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

real property as set forth in said Fins Judgment, to wit:

LOT 84, AS SHOWN ON MAP DATED 7/31/1954, OF SUBDIVISION ROLLING HILLS, LOCATED IN SECTION 36, TOWNSHIP 30 SOUTH, RANGE 23 EAST, FILED 8/4/1954, IN PLAT BOOK 84, POOK 26 PACE 42 PUBLIC. 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 THERE-OF, 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 immediatley therafter; otherwise, a default will be entered against you for the relief de-

manded 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 24-00396K

SAVE

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

OFFICIAL COURTHOUSE WEBSITES

1:23 4

...I LTE 🖅

Notes





Done

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

pinellasclerk.org

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

--- 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 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.

TO: ESTATE OF MARTHA K. HOL-LOWAY, 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.:

 $23\hbox{-}29\hbox{-}11\hbox{-}139766\hbox{-}000650$ Property Address: 4965 Gold-enview Lane, Lakeland, Florida 33811

has been filed against you in the Cir-

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 disabil-

cuit Court of the Tenth Judicial Circuit,

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

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 KE-NYON 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

LOT 20, TIMBER WOOD UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 50, OF THE PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 3335 TIM-BERLINE ROAD WEST, WIN-TER HAVEN, FL 33880

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

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure 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,

LOT 5, BLOCK 2, MINNE-

SOTA HEIGHTS, ACCORD-

ING TO THE MAP OR PLAT

GUILD MORTGAGE COMPANY

MICHAEL OCASIO, et al.,

LLC,

Plaintiff, vs.

Defendant.

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

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: flmail@raslg.com

By: _\S\Danielle Salem_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-112802 - NaP

THEREOF AS RECORDED

IN PLAT BOOK 22, PAGE 20,

PUBLIC RECORDS OF POLK

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens, must file a claim before the

clerk reports the surplus as unclaimed.

who needs any accommodation in order

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

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

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

McCalla Raymer Leibert Pierce, LLC

225 East Robinson Street, Suite 155

Email: MR Service@mccalla.com

24-00397K

impaired, call 711.

By: /s/ Robyn Katz

Attorney for Plaintiff

Orlando, FL 32801

Phone: (407) 674-1850

Fax: (321) 248-0420

Fla. Bar No.: 146803

March 15, 22, 2024

 $23\text{-}06934\mathrm{FL}$

Robyn Katz, Esq.

If you are a person with a disability

COUNTY, FLORIDA.

March 15, 22, 2024

FIRST INSERTION

24-00384K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND Parcel ID:

FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004632 Atomic Loans, LLC,

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, NOTICE IS HEREBY GIVEN

that pursuant to a Summary Final Judgment entered on March 6, 2024in 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

27-28-13-000000-022110 The address of which is: 1890 Tyner Road, Haines City, Florida

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 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 nonprofit Corporation, is Plaintiff, and NELSON DOMINICCI GONZALEZ; DAMARIS LISSETTE JUSTINIANO RUIZ; JOSE LUIS DOMINICCI RO-DRIGUEZ; ORGA RODRIGUEZ F/K/A UNKNOWN SPOUSE OF JOSE LUIS DOMINICCI RODRI-GUEZ, 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.real foreclose.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 Judg-

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, 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

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.

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

JORGE E. RAMIREZ MEJIA A/K/A

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated February 29, 2024, and entered

in 2022CA001578000000 of the Cir-

cuit Court of the TENTH Judicial Cir-

cuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVIC-

ING, LLC is the Plaintiff and JORGE E.

RAMIREZ MEJIA A/K/A JORGE EN-

RIQUE RAMIREZ MEJIA; EVELYN

RAMIREZ: LAKE LUCERNE PROP-

ERTY OWNERS ASSOCIATION, INC.

are the Defendant(s). Stacy M. Butter-

field 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 fol-

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

LOT 180 OF LAKE LUCERNE

PHASE 1, ACCORDING TO THE PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 165,

PAGE(S) 46, OF THE PUBLIC

RECORDS OF POLK COUNTY,

FLORIDA.

MEJIA AND EVELYN RAMIREZ,

LAKEVIEW LOAN SERVICING,

JORGE ENRIQUE RAMIREZ

LLC.

Plaintiff, vs.

Defendant(s).

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

Property Address: 247 LAKE

LUCERNE WAY, WINTER HA-

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim in accor-

dance with Florida Statutes, Section

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-pearance is less than 7 days; if you

are hearing or voice impaired, call

Dated this 7 day of March, 2024.

SCHNEID, CRANE & PARTNERS,

ROBERTSON, ANSCHUTZ

6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Service Email: flmail@raslg.com

24-00383K

Telephone: 561-241-6901

Facsimile: 561-997-6909

By: _\S\Danielle Salem_

Danielle Salem, Esquire

Communication Email:

dsalem@raslg.com

22-025223 - EuE

March 15, 22, 2024

Florida Bar No. 0058248

Attorney for Plaintiff

VEN, FL 33881

45.031.

711.

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.

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.real foreclose.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 Florida Bar #106621 Justin Ritchie, Esq. 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,

THE UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BARBARA WHEEL AKA BARBARA M. WHEELER AKA BARBARA ANN WHEELER, DECEASED, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursu-

ant 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 HUN-DRED 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 CIR-CUIT 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 dens must file a claim be 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 Florida Bar #96533 Justin Swosinski, Esq. BT-23-001935

24-00405K

March 15, 22, 2024

OFFICIAL COURTHOUSE WEBSITES

manateeclerk.com sarasotaclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org

charlotteclerk.com leeclerk.org

polkcountyclerk.net collierclerk.com my**orange**clerk.com

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

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

--- 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

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

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 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 Robinson 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 Judgment may be entered against you for the relief demanded in the Complaint.

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

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 $23\text{-}07643\mathrm{FL}$ 24-00386K

March 15, 22, 2024

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 Judicial 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 CORPORA-TION; CITY OF LAKELAND, FLOR-IDA; 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 bidder for cash at www.polk.realforeclose com on April 17, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment,

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 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,

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

POLK COUNTY

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 November1, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N> Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 WILL BE FOREV-ER BARRED.

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

The date of first publication of this notice is 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

SECOND INSERTION

Notice To Creditors IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION 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 Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 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. Broadway 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 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.

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

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

NOTWITHSTANDING THE TIME 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: jrivera@hnh-law.com 24-00340K March 8, 15, 2024

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 Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

Personal Representative: Heather Lueckeman

1012 Long Street Fenton, Michigan 48430 Attorney for Personal Representative: Tracy Wynter Attorney for Personal Representative

Florida Bar Number: 0021348 109 Ambersweet Way, Davenport, FL 33897

Telephone: (863) 353-6897 Fax: (863) 353-6866 $\hbox{E-Mail: Tracy@TracyWynterLaw.com}\\$ 24-00357K

March 8, 15, 2024

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 represen-

tative 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 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 representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated 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, including unmatured, contingent or unliquidated 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, $\sharp 3206$ 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

contact@nath and ougherty law.com24-00362K March 8, 15, 2024

SECOND INSERTION

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

NOTICE TO CREDITORS

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 addresses of the Personal Representative and the Personal Representative's attor-

ney are set forth below.

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

All other creditors of the Decedent and other persons having claims or 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 CLAIMFILED 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.

/s/ Cynthia A. Lawrence CYNTHIA A. LAWRENCE Personal Representative 476 Sage Drive

Pittsburgh, Pennsylvania 15243 /s/ Susan Nesbet-Sikuta SUSAN NESBET-SIKUTA Attorney for Personal Representative Florida Bar No. 859001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Naples, Florida 34108 Telephone: (239) 390-1900 Email: susan.sikuta@dentons.com Secondary Email: shannon.ĥaas@dentons.com 4749542.v1

March 8, 15, 2024

24-00346K

--- ESTATE ---SECOND INSERTION

SECOND INSERTION

SECOND INSERTION

NOTICE.

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

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

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

of Dennis Harvey Murphy, deceased,

whose date of death was November 9, 2023, is pending in the Circuit Court

for Polk County, Florida, Probate Divi-

sion, the address of which is 255 North Broadway Avenue, Bartow, Florida

33830. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and

other persons having claims or de-

mands against decedent's estate on

whom a copy of this notice is required to be served must file their claims

with this court ON OR BEFORE

THE LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

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 Yo-

hanmi De Jesus Mena Lopez, deceased, whose date of death was October 11,

2023, is pending in the Circuit Court

for Polk County, Florida, Probate Di-

vision, the address of which is 255 N.

Broadway Ave., Bartow, FL 33830.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

inst decedent's estate on whom a

er persons having claims or demands

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.

ON THEM.

Deceased.The administration of the estate

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

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: Shelly R. Berg

4120 Chelsea Lane Lakeland, Florida 33809 Attorney for Personal Representative: L. Caleb Wilson 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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: Mark G. Turner

255 Magnolia Avenue SW

Winter Haven, Florida 33880 Attorney for Personal Representative:

Winter Haven, Florida 33883-2295

E-Mail: mturner@straughnturner.com

DATE OF DEATH IS BARRED.

notice is March 8, 2024.

Mark G. Turner, Esquire

Straughn & Turner, P.A.

Telephone: (863) 293-1184

ahall@straughnturner.com

Post Office Box 2295

Fax: (863) 293-3051

Secondary E-Mail:

March 8, 15, 2024

SECOND INSERTION

Florida Bar Number: 794929

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

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

NOTICE TO CREDITORS

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

NAME OF PERSONAL REPRE-SENTATIVE: TIMOTHY W. SEMON-ICK: 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 WITH-IN THE LATER OF 3 MONTHS AF-TER 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: eportalfl@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

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 RE: ESTATE OF

Deceased.

whose date of death was September

27, 2023, is pending in the Circuit Court for Polk County, Florida, Pro-

bate Division, the address of which is

930 E Parker St, Lakeland, FL 33801.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

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

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 TIMOTHY JOSEPH MURPHY, JR. BARRED. The administration of the estate of Timothy Joseph Murphy, Jr., deceased,

24-00342K

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative: Yomairy Garcia Lugo

for Personal Repr /s/ Bradley J. Busbin Bradley J. Busbin, Esquire Florida Bar No. 0127504 Busbin Law Firm, P.A. 2295 S. Hiawassee Rd., Ste. 207 Orlando, FL 32835 Email: Brad@BusbinLaw.com Telephone: (407) 955-4595

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

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 Di-

vision, the address of which is P.O.

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

DATE OF DEATH IS BARRED.

notice is March 8, 2024.

/s/ Yomairy Garcia Lugo 320 Clearwater Lane Kissimmee, FL 34759

Fax: (407) 627-0318 24-00367K March 8, 15, 2024

Box 9000, Bartow, FL 33831. The

names and addresses of the personal

representative and the personal rep-

resentative's attorney are set forth

All creditors of the Decedent and

other persons having claims or de-

mands against Decedent's estate on

whom a copy of this notice is required to be served must file their

claims with this court WITHIN THE

LATER OF 3 MONTHS AFTER

THE TIME OF THE FIRST PUBLI-

CATION OF THIS NOTICE OR 30

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

ON THEM.

and other persons having claims or de-SECOND INSERTION

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 /s/T. Edmund Spinks T. Edmund Spinks, Esq. 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

IN 3 MONTHS AFTER THE DATE OF NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE FIRST PUBLICATION OF THIS POLK COUNTY, FLORIDA ALL CLAIMS NOT FILED WITHIN 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 per-

forth below.

sonal representative's attorney are set

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

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

All other creditors of the decedent

OF THIS NOTICE ON THEM.

SECOND INSERTION

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: 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. 2020CA0011020000000 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 FED-ERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSO-CIATION, 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 RE-CORDED IN PLAT BOOK 135PAGE 13 AND 14 PUBLIC RE-CORDS OF POLK COUNTY FLORIDA.

Property Address: 3471 Patterson Heights Drive, Haines City, FL 33844 ANY PERSON CLAIMING AN IN-

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

MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN. If you are a person with a disability

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

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

THE BUSINESS OBSERVER

ER BARRED.

Call: (941) 362-4848 or go to: www.businessobserverfl.com



--- SALES ---

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY.

CASE NO.: 2023-CA-004235

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,

closure entered on February 23, 2024, in this case in the Circuit Court of Polk

Lot 20, THE WOODS UNIT 23-26-26-000621-000200

Commonly Known As: 0 Creekwood 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 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 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 online 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNERS AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS 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 24-00355K March 8, 15, 2024

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

AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

CORPORATION PLAINTIFF, VS. JOSE D. MINAYA RAMIREZ,

DEFENDANTS.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (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 22FL373-0317

March 8, 15, 2024 24-00356K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND

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.

in said Final Judgment, to wit:

LOT 29, OF THE VILLAGE-LAKELAND UNIT NO. 4 AD-DITION, ACCORDING TO THE MAP OR PLAT THERE-OF, RECORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 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

OAK RIDGE W, LAKELAND,

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

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

Dated this 23 day of February 2024. By: /s/ Lindsay Maisonet

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,

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 pursu-

ant 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 TEN-ANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROP-ERTY 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-

LOT 2, INDIAN RIDGE ADDI-TION. ACCORDING TO THE PLAT THEREOF AS RECORD-ED 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

If you are a person with a disability who needs any accommodation in order to participate in this 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 / TM1 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.

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

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

Dated: 02.12.2024

By: K. Hale (Deputy Clerk)

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

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 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 322 Juniter 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 PUBLI-CATION 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 24-00350K

March 8, 15, 2024



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

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



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

SECOND INSERTION

NOTICE OF SALE FLORIDA

TASOULLA BLEVINS, Plaintiff, v. NONGLACK SINTHASOMPHONE;

OR OTHER CLAIMANTS, **Defendants.**NOTICE IS HEREBY GIVEN that

HEIRS, DEVISEES, GRANTEES.

pursuant to a Final Judgment of Fore-County, Florida, the real property de-

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.:

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

SUCCESSOR AGENCY, UNITED

KENNETH W. RICHARDSON; UNKNOWN SPOUSE OF MELISSA

TENANT 1; UNKNOWN TENANT 2;

Notice is hereby given that, pursuant

to the Final Judgment of Foreclosure

entered on February 23, 2024, in this

cause, in the Circuit Court of Polk

County, Florida, the office of Stacy M.

Butterfield, Clerk of the Circuit Court,

shall sell the property situated in Polk

THE NORTH 135.0 FEET OF

THE SOUTH 1155.0 FEET OF

THE NE ¼ OF THE NW ¼

OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST,

POLK COUNTY, FLORIDA,

ALSO KNOWN AS LOT 73 OF

MT. TABOR ESTATES, AN UN-

a/k/a 3417 PUBLIX RD, LAKE-

RECORDED SUBDIVISION

County, Florida, described as: THE WEST 91.0 FEET OF THE EAST 261.0 FEET OF

ACTING THROUGH RURAL

HOUSING SERVICE OR

STATES DEPARTMENT OF

MELISSA L. BERTRAM;

L. BERTRAM; UNKNOWN

AGRICULTURE

Plaintiff, v.

Defendants.

SECOND INSERTION 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 entlited, 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: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000004337

24-00361K

March 8, 15, 2024

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 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 NORTH- $EAST\,1/4\,OF\,THE\,SOUTHEAST$ 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 ENTI-TLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORT-ED 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 ${\tt ESERVICE@MGS-LEGAL.COM}$ 23FL373-0045 March 8, 15, 2024 24-00338K

SECOND INSERTION

CASE NO.: 53-2022-CA-001089-0000-00 FREEDOM MORTGAGE NATHAN FIGUEROA ET AL.,

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 ASSOCIA-TION, INC.; and UNKNOWN TEN-ANTS 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, AC-CORDING TO THE PLAT AS RECORD IN PLAT BOOK 138 PAGES 46 THROUGH 49, OF

FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2023CA-005923-0000-00 VILLAGE CAPITAL &

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 23 day of July 2024, the following described property as set forth

TOGETHER WITH THE MOBILE HOME SITUATED THEREON WHICH IS AF-FIXED TO THE AFORE-MENTIONED REAL PROP-ERTY AND INCORPORATED HEREIN AND WHICH IS IN-

PROPERTY ADDRESS: 432 FL 33801

If you are a person with a disability

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 2.516eservice@decubaslewis.com 23-02128 March 8, 15, 2024

24-00345K

--- ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024-CA-000234

MAHROU ASHCHI EMERSON, INDIVIDUALLY, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHAHRZAD D. ASHCHI, Plaintiff, vs. NINA PARVIN SNIVELY; TAHEREH ASHCHI; and ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

Defendants. TO: Defendants, TAHEREH ASHCHI; and ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANT WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS.

CLAIMANTS,

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following real property in Polk County, Florida: Lots 14, 15 and 16, Block 2, ORANGE-SHORES, a subdivi-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

Case No.: 2023CA007016000000

J.P. MORGAN MORTGAGE

PAUL V. STRINGFELLOW;

HELYN M. PITTS; UNKNOWN SPOUSE OF HELYN M. PITTS;

CATHERINE ANGELA SELLERS; BERNARD L. STRINGFELLOW;

MARIA T. PATE; ALL UNKNOWN

PARTIES CLAIMING INTERESTS

AGAINST A NAMED DEFENDANT

TO THIS ACTION, OR HAVING OR

CLAIMING TO HAVE ANY RIGHT,

PROPERTY HEREIN DESCRIBED:

ANDREW F. STRINGFELLOW,

BY, THROUGH, UNDER OR

TITLE OR INTEREST IN THE

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

To the following Defendant(s):

(RESIDENCE UNKNOWN)

(RESIDENCE UNKNOWN)

CATHERINE ANGELA SELLERS

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

79 AND THE EAST 20 FEET OF LOT 78, HAVEN HOMES UNIT #3, ACCORDING TO

THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 45

PAGES 11, OF THE PUBLIC

RECORDS OF POLK COUNTY,

a/k/a 2409 W Central Ave, Win-

lowing described property: THE WEST 54 FEET OF LOT

Defendant.

MARIA T. PATE

FLORIDA.

ACQUISITION CORP.,

sion according to the plat thereof recorded in Plat Book 16, Page 8, of the Public Records of Polk

County, Florida. has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before March 25, 2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

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

ter Haven, FL 33880

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any upon Kelley Kro-nenberg, Attorney for Plaintiff, whose

address is 10360 West State Road 84,

Fort Lauderdale, FL 33324 on or before

April 4, 2024, a date which is within

thirty (30) days after the first publi-

cation of this Notice in Polk County

- Business Observer and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney or

immediately thereafter; otherwise a de-

fault will be entered against you for the

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

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or immediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

this Court this 27 day of February, 2024.

Kellev Kronenberg,

March 8, 15, 2024

Attorney for Plaintiff,

10360 West State Road 84,

Fort Lauderdale, FL 33324

WITNESS my hand and the seal of

Stacy M. Butterfield

As Clerk of the Court

As Deputy Clerk

24-00333K

By /s/ Asuncion Nieves

This notice is provided pursuant to

relief demanded in the complaint.

Administrative Order No. 2.065.

SECOND INSERTION

24-00271K

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE WITH MINOR CHILDREN

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

CASE NO.: 2023DR-8293 In Re: The Marriage of: MILAGROS IRIZARRY-NIEVES,

Petitioner, and AUGUSTINE IRIZARRY-NIEVES, Respondent.

TO: AUGUSTINE IRIZARRY-NIEVES LAST KNOWN ADDRESS: 6131 ECHELON WAY, APT. 205, DAVENPORT, FL 33896

YOU ARE NOTIFIED that an action for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on MILAGROS IRIZZARY NIEVES, whose address is C/O HEATHER BRYAN LAW, P.A., 811 S. MISSOURI AVE., LAKELAND, FL 33815, on or before 3-18-24, and file the original with the clerk of this Court at 255 N. BROADWAY AVE., BARTOW, FL 33830, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against vou for the relief demanded in the peti-

This action is asking the court to decide how the following real or personal property should be divided:

Real property located at

626 Preserve Pointe Blvd., Davenport, FL Toyota 4Runner motor vehicle Land Rover motor vehicle

Jetski Navy Federal Credit Union accounts USAA Federal Savings accounts USAA 529 Education Savings Plan Robinhood Markets account Thrift Savings Plan

VA Benefits/Retirement Accounts 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 Circuit 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 e-mailed to the addresses on record at the clerk's

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of plead-

Dated: 2-9-2024

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: Kimari Hale Deputy Clerk

Mar. 1, 8, 15, 22, 2024

SECOND INSERTION

IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2024CA000745000000 JONATHAN L. MONROE AND TAKEERA A. COLEMAN, Plaintiff,

BERTHA ALLEN, deceased and all others claiming by, through and under BERTHA ALLEN, deceased, ANNIE SCOTT, deceased and all others claiming by, through and under ANNIE SCOTT, deceased, SHIRLEY WEBBER, deceased and all others claiming by, through and under SHIRLEY WEBBER, and all others claiming by, through deceased and all others claiming by, through and under ELIJAH TOMLIN, JR., deceased,

Defendant, TO: BERTHA ALLEN, deceased and all others claiming by, through and under BERTHA ALLEN, deceased, AN-NIE SCOTT, deceased and all others claiming by, through and under ANNIE SCOTT, deceased, SHIRLEY WEB-BER, deceased and all others claiming by, through and under SHIRLEY WEBBER, deceased, FRED TOMLIN, deceased and all others claiming by, through and under FRED TOMLIN, deceased AND ELIJAH TOMLIN, JR., deceased and all others claiming by through and under ELIJAH TOMLIN, JR., deceased,

YOU ARE NOTIFIED that an action to quiet the title on the following real

County, Florida, begin 115 feet East and 300 feet North of the SW corner of said Block 7H, run thence North 50 feet, East 100 feet, South 50 feet, West 100 feet to the Point of Beginning. a/k/a 208 Pine St, Dundee, FL 33838.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 04/08, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

Dated this MAR 01, 2024

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Kenleigh Mathis As Deputy Clerk

Isaac Manzo. of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street. Orlando, FL 32814, telephone number (407) 514-2692 March 8, 15, 22, 29, 2024

24-0351K

NOTICE OF ACTION

deceased, FRED TOMLIN, deceased and under FRED TOMLIN, deceased AND ELIJAH TOMLIN, JR.,

property in Polk County, Florida: That part of Block 7H of W.J.

Howey Land Company's First Addition to Dundee, according to the map or plat thereof, as recorded in Plat Book 4A, Page(s) 41, of the Public Records of Polk

SECOND INSERTION

NOTICE OF ACTION BEFORE THE DIVISION OF PARI-MUTUEL WAGERING IN RE: Sections 550.105(5)(b), and 550.105(10)(d) Florida Statutes CHRISTIAN SANTIAGO REYES 2727 Massee Drive Davenport, Florida 33837 CASE NO.: 2023-048247

LICENSE NO.: 8474496 The Florida Gaming Control Commission has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Ebonie Lanier, Administrative Assistant III, Office of the General Counsel, Florida Gaming Control Commission, 4070 Esplanade Way, Suite 250, Tallahassee, FL 32399, (850) 794-8072.

If no contact has been made by you concerning the above by Thursday, April 5, 2024, the matter of the Administrative Complaint will be presented to the Florida Gaming Control Commission at the next public meeting for final agency action. In accordance with the Americans

with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on notice. Telephone: (850) 257- 6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service. March 8, 15, 22, 29, 2024

24-00360K

FOURTH INSERTION

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

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

Defendant(s). TO: Paulette J. Townsend Last Known Residence: 7861 Country

Chase Avenue Lakeland, FL 33810 YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:

2016 Cadillac SRX,

VIN 3 GYFNBE3XGS505518 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before March 21, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the complaint or petition. If you are a person with a disability

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

Dated on February 13, 2024.

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

ALDRIDGE PITE, LLP, Plaintiff's attorney. 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-152B

Ref# 6865 Feb. 23; Mar. 1, 8, 15, 2024

24-00273K

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No.

53 2024 CA 000023000000 Freedom Mortgage Corporation Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Edwin R. Jimenez Sr. a/k/a Edwin Jimenez Sr. a/k/a Edwin Jimenez, Deceased; et al

Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors,Trustees, and all other parties claiming interest by, through, under or against the Estate of Edwin R. Jimenez Sr. a/k/a Edwin Jimenez Sr. a/k/a Edwin Jimenez, Deceased

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on

the following property in Polk County, Florida: LOT 251, ROYAL RIDGE

PHASE III, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE(S) 39 AND 40, 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 Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30)days of the first date of publication on or before 03/29/2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint 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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS DATED on FEB 21 2024.

Stacy M. Butterfield As Clerk of the Court By /s/ Kenleigh Mathis As Deputy Clerk

Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309

File # 23-F01982 March 8, 15, 2024 24-00332K

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA CASE No.: 2023CA007060000000 1320 LLC, Plaintiff, vs. THE ESTATE OF MARY K.

TOMLIN, BRENDA TOMLIN, deceased and all others claiming by, through and under BRENDA TOMLIN, deceased, KEITH TOMLIN, deceased and all others claiming by, through and under KEITH TOMLIN, deceased and MICHAEL CLARKE, as heir of THE ESTATE OF MARY K. TOMLIN. Defendant,

TO: BRENDA TOMLIN, deceased and all others claiming by, through and under BRENDA TOMLIN, deceased and KEITH TOMLIN, deceased and all others claiming by, through and under KEITH TOMLIN, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

Lot 5, Block B, DEERWOOD, according to plat thereof as recorded in Plat Book 4B, Page 49, of the Public Records of Polk County, Florida, LESS AND EX-CEPT the West 100 feet a/k/a 1320 40th St NW, Winter Haven, FL 33881.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's

attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before April 8, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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

Dated this 1 day of March 2024. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Carolyn Mack As Deputy Clerk

Isaac Manzo. of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street Orlando, FL 32814, telephone number (407) 514-2692 March 8, 15, 22, 29, 2024

24-00364K

FOURTH INSERTION

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

VO · 2023-0

SUSAN ANN WEEKS f/k/a SUSAN

A. BUEY and ROBERT WEEKS,

Wife and Husband, Plaintiffs, Vs. ALLAN D. BUEY; ESTATE OF JOHN A. BUEY: UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN A. BUEY: UNKNOWN HEIRS OF THE ESTATE OF JOHN A. BUEY; ESTATE OF BARBARA L. **BUEY; UNKNOWN PERSONAL** REPRESENTATIVE OF THE ESTATE OF BARBARA L. BUEY: UNKNOWN HEIRS OF THE ESTATE OF BARBARA L. BUEY; ESTATE OF THETIS BUEY LINKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF THETIS BUEY and UNKNOWN HEIRS OF THE ESTATE OF THETIS BUEY; JOHN MARCUS BUEY; MICHAEL

CHRISTOPHER BUEY: DAVID

ALLEN BUEY; BRANDY LEE

BUEY; ESTATE OF JAMES O.

REPRESENTATIVE OF THE

ESTATE OF JAMES O. BUEY;

UNKNOWN HEIRS OF THE

BUEY: UNKNOWN PERSONAL

HOW TO PUBLISH YOUR

ESTATE OF JAMES O. BUEY; TANYA REID; MICHELLE HILLIS: CHRISTOPHER BUEY: DEBRA PATACH; PATRICIA ESCUE; DAVID TAYLOR; TAVLOR. ESTATI DENNIS TAYLOR; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS TAYLOR; UNKNOWN HEIRS OF THE ESTATE OF DENNIS TAYLOR: FORD CONSUMER FINANCE COMPANY, INC. n/k/a CITIFINANCIAL MORTGAGE COMPANY, INC.; AND STATE OF FLORIDA, DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES,

Defendants. TO: PATRICIA ESCUE, MICHAEL CHRISTOPHER BUEY, JOHN MARCUS BUEY, ESTATE OF JOHN A. BUEY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN A. BUEY, UN-KNOWN HEIRS OF THE ESTATE OF JOHN A. BUEY, ESTATE OF BARBARA L. BUEY, UNKNOWN REPRESENTATIVE PERSONAL OF THE ESTATE OF BARBARA L. BUEY, UNKNOWN HEIRS OF THE ESTATE OF BARBARA L. BUEY, ESTATE OF THETIS BUEY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE

OF THETIS BUEY, UNKNOWN

HEIRS OF THE ESTATE OF THE-TIS BUEY, ESTATE OF JAMES O. BUEY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ES-TATE OF JAMES O. BUEY, UN-KNOWN HEIRS OF THE E OF JAMES O. BUEY, ESTATE OF DENNIS TAYLOR, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF DENNIS TAYLOR, AND UNKNOWN HEIRS OF THE ESTATE OF DENNIS TAYLOR.

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property in Polk County, Florida

tification Number FDGAL1812, Title Number 19746482, the Certificate of Title issued by the State of Florida on August 20, 1991, to Allan D. Buey and Susan A. Buey and John A. Buey and Barbara L. Buey. Said mobile home is situate upon

Florida.

Commonly known as: 5028 Her-

has been filed against you in the Cir-

cuit Court of the Tenth Judicial Cir-

itage Trail, Lakeland, FL 33811

23-29-19-141696-000170

1981 FIES Mobile Home, Iden-

Lot 17 of Heritage Place according to the plat or map thereof recorded in Plat Book 75, Page 25, Public Records of Polk County, Parcel No.:

written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 22801 on or before March 25 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in or-

cuit, Polk County, Florida, and you

are required to serve a copy of your

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

DATE: February 14, 2024 STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk Gregory A. Sanoba, Esquire,

422 South Florida Avenue, Lakeland, Florida 33801 Feb. 23; Mar. 1, 8, 15, 2024

24-00272K

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

or e-mail legal@businessobserverfl.com

Business Observer