

### POLK COUNTY LEGAL NOTICES

#### --- 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 Independence Home Health of Central Florida located at 1145 1st Street South in the City of Winter Haven, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 14th day of March, 2024.  
Grateful Hands Services Inc  
March 22, 2024 24-00420K

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Almighty Inked Asylum located at 320 E Summerlin St, in the County of Polk, in the City of Bartow, Florida 33830 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Bartow, Florida, this 18th day of March, 2024.  
ALMIGHTY INKED ASYLUM LLC  
March 22, 2024 24-00435K

**FIRST INSERTION**  
**NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES**  
Notice is hereby given that, on April 8, 2024, at 9:00 AM, at 558 Cone Rd., Auburndale, FL 33823, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Andrew Lee Hamilton, to wit: A certain 1971 FEST singlewide mobile home, bearing VIN # 0205. The name of the former tenant is Andrew Lee Hamilton.  
All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.  
March 22, 29, 2024 24-00441K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
Case No. **53-2024-CP-000599-0000-XX PROBATE DIVISION IN RE: ESTATE OF ERNESTO SUAREZ Deceased.**  
The administration of the estate of ERNESTO SUAREZ, deceased, whose date of death was November 6, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
File No. **2024-CP-000818**  
Division Probate  
IN RE: ESTATE OF **ROBERT SHIRLEY MCFEELEY Deceased.**  
The administration of the Estate of Robert Shirley McFeeley, deceased, whose date of death was December 7, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
FILE NO.: **2024CP0006690000XX**  
DIVISION: **14**  
IN RE: ESTATE OF **BERTUDE JULIEN, Deceased.**  
The administration of the Estate of Bertude Julien, deceased, whose date of death was August 16, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

**FIRST INSERTION**  
**NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CRay's Recreational Facility, located at 309 Watkins Way, in the City of Brandon, County of Polk, State of FL, 33510, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 15 of March, 2024.  
Christopher James Lutz  
309 Watkins Way  
Brandon, FL 33510  
March 22, 2024 24-00425K

**FIRST INSERTION**  
**NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES**  
Notice is hereby given that, on April 9, 2024, at 9:00 AM, at 30 East Ln., Lk. Alfred, FL 33850, Palm Shores Mobile Village, Inc., pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Ronald E. Pouliot, to wit: A certain 1964 GULF singlewide mobile home, bearing VIN # G12150CK854. The name of the former tenant is Ronald E. Pouliot.  
All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.  
March 22, 29, 2024 24-00439K

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Skyway Restoration located at 4613 S Jordan Ave, in the County of Polk, in the City of Lakeland, Florida 33813 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland, Florida, this 19th day of March, 2024.  
DAMAGE RESTORATION INC.  
March 22, 2024 24-00446K

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

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

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

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
The following personal property of TAMRA LEIGH LASSETER, KAREN ABNEY, CLAIRE HAMLIN and DAVID ROGERS, will, on April 3, 2024, at 10:00 a.m., at 412 Lisa Street, Lot #412, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
1984 CLAR MOBILE HOME, VIN: FLFLIAD387004739, TITLE NO.: 0020709786 and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
March 22, 29, 2024 24-00431K

**FIRST INSERTION**  
**NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES**  
Notice is hereby given that, on April 8, 2024, at 9:00 AM, at 558 Cone Rd., Auburndale, FL 33823, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Brenda Howard Losh, to wit: A certain 1980 SKYL singlewide mobile home, bearing VIN # 0161392N. The name of the former tenant is Brenda Howard Losh.  
All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.  
March 22, 29, 2024 24-00440K

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Trenton Essary located at 8498 Tomkow Rd, in the County of Polk, in the City of Lakeland, Florida 33809 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Lakeland, Florida, this 19th day of March, 2024.  
Trenton Essary  
March 22, 2024 24-00449K

**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 22, 2024.  
**Personal Representative:**  
Mark E. Clements  
310 East Main Street  
Lakeland, FL 33801  
Attorney for Personal Representative:  
Keifer M. Exum, Esq.  
Florida Bar No. 1025388  
Elder Law Firm of Clements & Wallace, P.L.  
310 East Main Street  
Lakeland, FL 33801  
Ph: (863) 687-2287  
Eml: kexum@mclements.com  
2nd Eml: cross@mclements.com  
March 22, 29, 2024 24-00417K

**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 22, 2024.  
**Personal Representative:**  
Robert McFeeley Jr.  
5211 Marbella Isle Drive  
Orlando, Florida 32837  
Attorney for Personal Representative:  
Joshua M. Sachs  
E-mail Addresses:  
jms@hendersonsachs.com,  
michael@hendersonsachs.com  
Florida Bar No. 24277  
Henderson Sachs, PA  
8240 Exchange Drive Ste. C6  
Orlando, Florida 32809  
Telephone: (407) 850-2500  
March 22, 29, 2024 24-00416K

**ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.**  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 22, 2024.  
**Personal Representative:**  
Clebert Julien  
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: (863) 844-4703  
E-mail: LMuralt@bj-a-law.com  
March 22, 29, 2024 24-00410K

#### --- ESTATE ---

**FIRST INSERTION**  
**NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT**

A meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") will be held on Friday, April 5, 2024, at 10:00 a.m. at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at <https://www.solterrareresortcd.org/> or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the meeting, staff or Board members may participate in the public hearing by speaker telephone.

District Manager  
March 22, 2024 24-00411K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
File No. **53-2024-CP-000791-0000-XX IN RE: ESTATE OF MARY HELEN MOSS Deceased.**

The administration of the estate of Mary Helen Moss, deceased, whose date of death was February 2, 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 ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or de-

**mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 22, 2024.  
**Personal Representative:**  
Dominic J. Cardone, Sr.  
1333 Windsong Drive  
Lakeland, Florida 33811  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
March 22, 29, 2024 24-00433K

**FIRST INSERTION**  
**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
File No. **53-2024-CP-000463-0000-XX IN RE: ESTATE OF RONALD ROBERT SHIARLA Deceased.**

The administration of the estate of Ronald Robert Shiarla, deceased, whose date of death was March 16, 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 de-

**mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.**  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 22, 2024.  
**Personal Representative:**  
Tommie Davis  
5450 SW 116th Avenue  
Miami, Florida 33165  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
March 22, 29, 2024 24-00432K

#### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION**  
Case No.: **2024CP-000667-0000XX**  
IN RE: ESTATE OF **CLARENCE J. SOCIA a/k/a CLARENCE JOSEPH SOCIA, JR. Deceased.**

The administration of the estate of ESTATE OF CLARENCE J. SOCIA a/k/a CLARENCE JOSEPH SOCIA, JR., deceased, whose date of death was February 3, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address

of which is Post Office 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 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent

and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice: March 22, 2024

**Personal Representatives BENJAMIN W. HARDIN, JR. P.O. Box 3604 Lakeland, FL 33802 ELAINE K. PETERSON**  
7041 Montreal Drive  
Lakeland, FL 33810  
Attorney for Personal Representatives  
JULIE LANDRIGAN BALL, ESQUIRE  
Florida Bar No.: 0768731  
Post Office Box 3604  
Lakeland, Florida 33802  
Telephone: 863-688-5200  
Facsimile: 863-686-0777  
Primary Email:  
service@hardinpalaw.com  
March 22, 29, 2024 24-00445K



--- SALES ---

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES**

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

CASE NO.: 2023CA005280000000

GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST, Plaintiff, vs.

HOPE RISE DEVELOPMENT LLC; EMMANUEL MOHAMMED, INDIVIDUALLY AS GUARANTOR; WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE ASPEN INCOME TRUST; TERRY ROBERTS SITE WORK, INC.;

GRASCO, LLC A/K/A GRASCO LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment entered on December 12, 2023 and the Order Granting Plaintiff's Emergency Motion for an Order Cancelling March 15, 2024 Foreclosure Sale and Rescheduling Foreclosure Sale for April 15, 2024 entered on March 14, 2024 in Civil Case Number 2023CA005280000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein GRANITE HILLS VENTURES, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF TEXTBOOK HOLDINGS TRUST is the Plaintiff and HOPE RISE DEVELOPMENT LLC; EMMANUEL MOHAMMED, INDIVIDUALLY AS GUARANTOR; WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE ASPEN INCOME TRUST; TERRY ROBERTS SITE WORK, INC.;

GRASCO, LLC A/K/A GRASCO LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are the Defendants, Stacy M. Butterfield, the Polk County Clerk of Courts & Country Comptroller, will sell to the highest and best bidder for cash online at the following website:

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

LOT 2, FANTASY ISLAND RESORT ORLANDO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 190, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA PARCEL ID: 27-26-12-703512-000020.

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.

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

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

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

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

Dated: March 19, 2024 /s/ Ashland R. Medley, Esquire Ashland R. Medley, Esquire/FBN: 89578 ASHLAND MEDLEY LAW, PLLC 3111 North University Drive, Suite 718, Coral Springs, FL 33065 Telephone: (954) 947-1524/ Fax: (954) 358-4837 Designated E-Service Address: FLEservice@AshlandMedleyLaw.com Attorney for the Plaintiff March 22, 29, 2024 24-00444K

--- ESTATE ---

FIRST INSERTION

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

PROBATE DIVISION File No. 2024CP0009090000XX

IN RE: ESTATE OF PACITA BRISSEL, Deceased.

The administration of the estate of PACITA BRISSEL, Deceased, whose date of death was January 31, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is March 22, 2024.

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com March 22, 29, 2024 24-00422K

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**

PROBATE DIVISION File No. 53-2023-CP-004719-0000-XX

IN RE: ESTATE OF ALAN RYAN MONETTE Deceased.

The administration of the estate of Alan Ryan Monette, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 22, 2024.

Personal Representative: Cassandra Joell Monette 1104 Windhorst Ridge Dr. Brandon, Florida 33510 Attorney for Personal Representative: Cyrus Malhotra, Attorney Florida Bar Number: 0022751 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: sandra@FLprobatesolutions.com March 22, 29, 2024 24-00438K

FIRST INSERTION

**NOTICE OF ADMINISTRATION (testate)**

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

CASE 2024 CP 0498 IN RE THE ESTATE OF BETTY JEAN ELINICH, Deceased.

The administration of the Estate of BETTY JEAN ELINICH, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The file number for the estate is noted above. The Estate is testate and the date of the Decedent's Last Will and Testament is December 20, 2022.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be

filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

DENISE ONEY Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative March 22, 29, 2024 24-00430K

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA**

CASE 2024 CP 0498 IN RE THE ESTATE OF BETTY JEAN ELINICH, Deceased.

The administration of the Estate of BETTY JEAN ELINICH, deceased, whose date of death was January 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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 ON OR BEFORE 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 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.

Publication of this Notice first occurred on March 22, 2024

DENISE ONEY Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative March 22, 29, 2024 24-00429K

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA**

PROBATE DIVISION File No. 53-2024-CP-000712-0000-XX

IN RE: ESTATE OF CHRISTINE E. ANDERSON Deceased.

The administration of the estate of Christine E. Anderson, deceased, whose date of death was February 9, 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is March 22, 2024.

Personal Representatives: Marilyn K. Bauer 2105 9th Street SE Winter Haven, Florida 33880 Karen C. Peckham 63 Thistle Down Court Appleton, WI 54915 Attorney for Personal Representatives: 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 22, 29, 2024 24-00448K

# Q&A

**Are there different types of legal notices?**

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

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

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

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

# PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

## Business Observer

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.



--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA006227000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LOIS SEILER A/K/A LOIS M. SEILER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 6, 2024, and entered in 2023CA006227000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and LOIS SEILER A/K/A LOIS M. SEILER; UNKNOWN SPOUSE OF LOIS SEILER A/K/A LOIS M. SEILER 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 09, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 80, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE(S) 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 80 GARRISON LN, FROSTPROOF, FL 33843 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court...

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 19 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: Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 23-116214 - NaP March 22, 29, 2024 24-00437K

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2022-CA-004345-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. COLLIER ET AL., Defendant(s). Notice is hereby given that on 4/18/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the following described real property: An undivided interest as tenant-in-common as defined below in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto.

FIRST INSERTION

COUNT III SUSAN L. FANSKA AND ANY AND UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN L. FANSKA Interest 1.923% , Use Period No./Unit No. 49/0104, Building 1, DONNA HALE, LLOYD HALE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LLOYD HALE Interest 1.923% , Use Period No./Unit No. 3/0047, Building F, COUNT V SHAMEKA L. HODGE HOLLAND A/K/A SHAMEKA HODGE HOLLAND AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SHAMEKA L. HODGE HOLLAND A/K/A SHAMEKA HODGE HOLLAND Interest 1.923% , Use Period No./Unit No. 32/0038, Building E, COUNT VI BLAIR N. ISENBERG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BLAIR N. ISENBERG, TOMMIE J. ISENBERG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF TOMMIE J. ISENBERG Interest 1.923% , Use Period No./Unit No. 25/0002, Building A, COUNT VII RUTH LONG, ROGER LONG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROGER LONG Interest 1.923% , Use Period No./Unit No. 24/0027, Building D, COUNT VIII BRYNISHA OWENS-GAGE, SHERRIA OWENS A/K/A SHERRIA LENA OWENS, CARLA A. TOMPKINS-PERRY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CARLA A. TOMPKINS-PERRY Interest 1.923% , Use Period No./Unit No. 23/0025, Building D,

COUNT IX JOHN PICARD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN PICARD Interest 1.923% , Use Period No./Unit No. 46/0064, Building H, COUNT X MARILYN L. SMITH, JON B. SMITH AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JON B. SMITH Interest 1.923% , Use Period No./Unit No. 5/0046, Building F, COUNT XI BRIDGETT SPURS, CLARENCE SPURS JR AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLARENCE SPURS JR Interest 1.923% , Use Period No./Unit No. 19/0012, Building B, The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-004345-0000-00 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this March 14, 2024, JERRY E. ARON, P.A. /s/ Jerry E. Aron Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com March, 22, 29, 2024 24-00427K

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2023-CC-002853 MADISON PLACE TOWNHOMES ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. LINDA PAULINE INGBER; UNKNOWN SPOUSE OF LINDA PAULINE INGBER; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as: Lot 247, MADISON PLACE PHASE 2, according to the Plat thereof as recorded in Plat Book 181, Pages 24 through 27, inclusive, of the Public Records of

Polk County, Florida, and any subsequent amendments to the aforesaid. A/K/A 1136 Merrill St., Davenport, FL 33837 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on April 11, 2024 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. MANKIN LAW GROUP By /s/ Brandon K Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 March 22, 29, 2024 24-00442K

COUNT I A J COLLIER, PATRICIA R. COLLIER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATRICIA R. COLLIER Interest 1.923% , Use Period No./Unit No. 28/0108, Building 1, COUNT II ROBERT E. EMBRY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT E. EMBRY, LETA M. EMBRY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LETA M. EMBRY Interest 1.923% , Use Period No./Unit No. 21/0044, Building F,

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA003066000000 ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. MELINDA SHEEHAN; UNKNOWN SPOUSE OF MELINDA SHEEHAN; WEST HAVEN HOMEOWNER'S 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 a Final Judgment dated March 13, 2024 entered in Civil Case No. 2022CA003066000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC, Plaintiff and MELINDA SHEEHAN; WEST HAVEN HOMEOWNER'S ASSOCIATION, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on April 29, 2024 the following described property as set forth in said Final Judgment, to-wit: LOT 84, SANCTUARY AT WEST HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE(S) 12 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 828 Kilddrummy Dr, Davenport, Florida 33896 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION,

MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CK22005-JMV March 22, 29, 2024 24-00428K

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.: 2022CA001001000000 DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS17, Plaintiff, vs. JESUS OQUENDO; GEMMA OQUENDO A/K/A GEMMA PENA OQUENDO; MIDLAND FUNDING LLC; UNKNOWN TENANT #1 N/K/A PAULINO CHIMCHILLA; UNKNOWN TENANT #2 N/K/A FERNANDO ZAMORA; 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 March 12, 2024 in Civil Case No. 2022CA001001000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-QS17 is the Plaintiff, and JESUS OQUENDO; GEMMA OQUENDO A/K/A GEMMA PENA OQUENDO;

FIRST INSERTION

MIDLAND FUNDING LLC; UNKNOWN TENANT #1 N/K/A PAULINO CHIMCHILLA; UNKNOWN TENANT #2 N/K/A FERNANDO ZAMORA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ARE Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on April 16, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 21, BLOCK 1 OF UNRECORDED RESUBDIVISION OF PART OF WEBSTER AND OMOHUNDRO SUBDIVISION LOCATED IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 23 EAST AND RECORDED IN PLAT BOOK 3, PAGE 81 OF OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF NW 1/4 OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 23 EAST, AND RUNNING NORTH 89° 47' 39" WEST 30.0 FEET TO A POINT, THENCE ALONG WALKER ROAD R/W, SOUTH 0° 16' 39" EAST 2120.30 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89° 53' 25" WEST 290.40 FEET TO AN IRON ROD, THENCE SOUTH 0°16'39" EAST 150.00 FEET TO AN IRON ROD, THENCE

NORTH 89° 53' 25" EAST 290.40 FEET TO AN IRON ROD, THENCE NORTH 0° 16' 39" WEST 150.00 FEET TO AN IRON ROD BEING THE POINT OF BEGINNING, SUBJECT TO AN EASEMENT TO FLORIDA POWER CORPORATION DATED 6/13/51 RECORDED 9/12/51 IN DEED BOOK 912, PAGE 291 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 18 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: 2024.03.18 09:02:14-04'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1271-1517B March 22, 29, 2024 24-00426K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL.; , et al. Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated March 7, 2024, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED

ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet 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 the final judgment, to wit: LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, 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 19th day of March, 2024. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 PHH4842-17/sap March 22, 29, 2024 24-00443K

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

OFFICIAL COURTHOUSE WEBSITES manateeclerk.com hillsclerk.com sarasotaclerk.com pascoclerk.com charlotteclerk.com pinellasclerk.org leeclerk.org polkcountyclerk.net collierclerk.com myorangeclerk.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.: 24-CA-000922 S.A.W. PROPERTIES, LLC, a Florida limited liability company, Plaintiff, v. Estate of Myra Hymes, Marvin Hymes, and if deceased, his unknown spouse(s), if any, and with respect to any of the forgoing, their heirs, devisees, grantees, creditors, and all other parties claiming by, through, under or against them; or other parties claiming by, through or under those unknown natural persons; and the several and respective unknown assigns, successors in interest, trustees, or any other person claiming by, through, under, or against any corporation or other legal entity named as a defendant; and all claimants, persons or parties, natural or corporate whose exact legal status is unknown; Joe G. Tedder, Tax Collector, and Stacy M. Butterfield, Clerk of Circuit Court & Comptroller, Defendants.

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following properties in Polk County, Florida: Lot 12, Robinson Subdivision, according to the map or plat thereof as recorded in Plat Book 31, Page 14, Public Records of Polk County, Florida, LESS road right of way.

A/K/A Address: 5991 Waverly Road, Lakes Wales, FL 33859 has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Esq., Whitfield Law, LLC, located at 10150 Highland Manor Dr., Suite #200, Tampa, Florida 33610, and file the original with the clerk of this court on or before 4-15-24 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.

Dated: March 8, 2024. STACY M. BUTTERFIELD As Clerk of the Court (Seal) By: /s/ Carolyn Mack As Deputy Clerk Cheyenne Whitfield, Esq., Whitfield Law, LLC, 10150 Highland Manor Drive, Suite #200, Tampa, Florida 33610 Mar. 22, 29; Apr. 5, 12, 2024 24-00409K

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY IN THE COUNTY COURT OF POLK COUNTY, FLORIDA

Case No: 2023CC006484000000 Ally Bank v. Besner Janvier Defendant(s). TO: Besner Janvier: LAST KNOWN ADDRESS: 1864 Emily Dr., Winter Haven, FL 33884 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Polk County, Florida, more particularly described as follows: 2019 Toyota Tundra (VIN No: 5TFEM5F1KX141192) This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 18 day of March, 2024. Default Date 4-25-24 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Carolyn Mack Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487 23-329372 RP01 AYL Mar. 22, 29; Apr. 5, 12, 2024 24-00447K

FIRST INSERTION

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

Case #: 2023CA007015000000 DIVISION: 15 U.S. Bank Trust Company, National Association, as Trustee, successor in interest to U.S. Bank National Association, as Trustee for Yale Mortgage Loan Trust, Series 2007-1 Plaintiff, -vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Barbaretta Miller Smith a/k/a Barbaretta M. Smith a/k/a Barbaretta Miller Pullum f/k/a Barbaretta M. Pullum f/k/a Barbaretta Miller, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Earl Bernard Miller, Sr. a/k/a Earl B. Miller, Sr. a/k/a Earl Bernard Miller, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Willie Miller, Jr. a/k/a Willie Miller, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s); Walter Alonzo Miller, Jr. a/k/a Walter Alonzo Miller; Johnnie Lorenzo Miller a/k/a Johnnie L. Miller; LaToshia Ann Allen a/k/a LaToshia A. Allen a/k/a LaToshia Allen f/k/a LaToshia Ann Pullum f/k/a LaToshia Miller; Kenneth Leonard Pullum a/k/a Kenneth L. Pullum a/k/a Kenneth Miller; Calvinetta Denise Pullum a/k/a Calvinetta D. Pullum a/k/a Calvinetta Pullum; Calvin R. Pullum, Jr. a/k/a Calvin Renard Pullum a/k/a Calvin R. Pullum; Earl Bernard Miller, Jr.; Danita D. Miller; Gerome Tyrone Smith, Sr. a/k/a Gerome T. Smith, Sr. a/k/a Gerome Tyrone Smith a/k/a Gerome Smith; Unknown Spouse of Walter Alonzo Miller, Jr. a/k/a Walter A. Miller, Jr. a/k/a Walter Alonzo Miller; Johnnie Lorenzo Miller a/k/a Johnnie L. Miller; Unknown Spouse of Johnnie Lorenzo Miller a/k/a Johnnie L. Miller; Unknown Spouse of LaToshia Ann Allen a/k/a LaToshia A. Allen a/k/a LaToshia Allen f/k/a LaToshia Ann Pullum f/k/a LaToshia Miller; Kenneth Leonard Pullum a/k/a Kenneth L. Pullum a/k/a Kenneth Miller; Unknown Spouse of Kenneth Leonard Pullum a/k/a Kenneth L. Pullum a/k/a Kenneth Miller; Unknown Spouse of Calvin R. Pullum, Jr. a/k/a Calvin Renard Pullum a/k/a Calvin R. Pullum; Unknown Spouse of Earl Bernard Miller, Jr.; Unknown Spouse of Danita D. Miller; Unknown Spouse of Gerome Tyrone Smith, Sr. a/k/a Gerome T. Smith, Sr. a/k/a Gerome Tyrone Smith a/k/a Gerome Smith; City of Lakeland, Florida; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

Miller, Jr. a/k/a Willie Miller, Deceased, and All Other Person Claiming By and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN, Walter Alonzo Miller, Jr. a/k/a Walter A. Miller Jr. a/k/a Walter Alonzo Miller: LAST KNOWN ADDRESS 2450 West 10th Street, Lakeland, FL 33805, LaToshia Ann Allen a/k/a LaToshia A. Allen a/k/a LaToshia Allen f/k/a LaToshia Ann Pullum f/k/a LaToshia Miller: LAST KNOWN ADDRESS 4659 Boca Vista Court, Orlando, FL 32808, Kenneth Leonard Pullum a/k/a Kenneth L. Pullum a/k/a Kenneth Miller: LAST KNOWN ADDRESS: 2824 Chabett Avenue, Lakeland, FL 33810, Unknown Spouse of Walter Alonzo Miller, Jr. a/k/a Walter A. Miller Jr. a/k/a Walter Alonzo Miller: LAST KNOWN ADDRESS 2450 West 10th Street, Lakeland, FL 33805, Unknown Spouse of LaToshia Ann Allen a/k/a LaToshia A. Allen a/k/a LaToshia Allen f/k/a LaToshia Ann Pullum f/k/a LaToshia Miller: LAST KNOWN ADDRESS 4659 Boca Vista Court, Orlando, FL 32808 and Unknown Spouse of Kenneth Leonard Pullum a/k/a Kenneth L. Pullum a/k/a Kenneth Miller: LAST KNOWN ADDRESS: 2824 Chabett Avenue, Lakeland, FL 33810 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: LOT 34, OF J & J MANOR, AN UNRECORDED SUBDIVISION IN POLK COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS: THE NORTH 90 FEET OF THE SOUTH 720 FEET OF THE EAST 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; LESS THE EAST 195 FEET THEREOF AND SUBJECT TO AN EASEMENT OF PUBLIC UTILITIES ACROSS THE WEST 10 FEET HEREOF.

more commonly known as 2824 Chabett Avenue, Lakeland, FL 33810. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 18 day of March, 2024. Default Date 4-25-24 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Carolyn Mack Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487 23-329941 FC01 WNI Mar. 22, 29, 2024 24-00436K

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Frantzy Simeon will engage in business under the fictitious name DORIAN & SARAH CLEANING SERVICES, with a physical address 1189 CASCADES AVENUE DAVENPORT, FL 33837, with a mailing address 1189 CASCADES AVENUE DAVENPORT, FL 33837, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. March 22, 2024 24-00412K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of G Alize LLC : Located at 1002 Heirloom Drive : Polk County in the City of Haines City : Florida, 33844 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Haines City Florida, this March day of 14, 2024 G Alize LLC March 22, 2024 24-00418K

FIRST INSERTION

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

CASE NO.: 2023CA004920000000 NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. VALENTINE VILLARREAL A/K/A VALENTIN CELESTE VILLARREAL, LAURA VILLARREAL-REYNOLDS ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of March, 2024, and entered in Case No. 2023CA004920000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and VALENTINE VILLARREAL A/K/A VALENTIN CELESTE VILLARREAL, DELORES

CHRISTINA HUERTA A/K/A DELORES CHRISTINA VILLARREAL, UNKNOWN SPOUSE OF DELORES CHRISTINA HUERTA A/K/A DELORES CHRISTINA VILLARREAL, EMILIO VILLARREAL, ANGIE VILLARREAL-LEACH A/K/A ANGELITA VILLARREAL, UNKNOWN SPOUSE OF ANGIE VILLARREAL-LEACH A/K/A ANGELITA VILLARREAL N/K/A EDWARD LEACH, LAURA VILLARREAL-REYNOLDS, AND UNKNOWN SPOUSE OF LAURA VILLARREAL-REYNOLDS N/K/A TIM REYNOLDS 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 at www.polk.realforeclose.com at 10:00 A.M. on the 11th day of April, 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 277 AND 278 OF HUNDRED LAKES

CORPORATION'S SUBDIVISION, INWOOD UNIT NO. 6, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 14, PAGES 2, 2A AND 2B. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in 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, (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 14th day of March, 2024. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 23FL935-0080 March 22, 29, 2024 24-00415K

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.: 2023CA-007054-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. LUIS RENE ORTIZ BURGOS A/K/A LUIS R. ORTIZ BURGOS, LUZ ENEIDA GONZALEZ, HAINES RIDGE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, DEFENDANT(S). TO: LUZ ENEIDA GONZALEZ Last Known Address: 347 GLADESDALE ST, HAINES CITY, FL 33844 Current Residence: UNKNOWN

TO: UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY Last Known Address: 347 GLADESDALE ST, HAINES CITY, FL 33844 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 105, HAINES RIDGE PHASE 1, AS RECORDED IN PLAT BOOK 150, PAGES 7 THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS

BOOK 7792, PAGE 661, 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 April 19, 2024, within or before a date at least thirty (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 13th day of March, 2024. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 March 22, 29, 2024 24-00421K

FIRST INSERTION

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

CASE NO.: 532023CA005973000000 TRACY GERALDINE DELANO THOMAS F/K/A TRACY G. DEAN, Plaintiff, vs. ALEJO TRONCO DIAZ, Defendant. TO: ALEJO TRONCO DIAZ; Whose last known residence(s) is/are: 211 144th Ave., Apt. 5, Madeira Beach, FL 33708 YOU ARE NOTIFIED that an action to partition the following property in Polk County, Florida: THE EASTERLY 20.0 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 5, MAP OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PARCEL I.D.: 23-28-22-093500-005201 A/K/A 2405 LEBANON RD., LAKELAND, FL 33815 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TRACY GERALDINE DELANO THOMAS F/K/A TRACY G. DEAN c/o Corey W. Szalai, Esq., Corey Szalai Law, PLLC, the Plaintiff's attorney, whose address is 10333 Seminole Blvd., Unit 2, Semi-

nole, FL 33778, (727) 300-1029, or by email at corey@cslawpllc.com, on or before April 22, 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.

DATED at Polk County this 14 day of March, 2024. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By /s/ Carolyn Mack Deputy Clerk Corey W. Szalai, Esq., Corey Szalai Law, PLLC, Plaintiff's attorney 10333 Seminole Blvd., Unit 2, Seminole, FL 33778 (727) 300-1029 corey@cslawpllc.com Mar. 22, 29; Apr. 5, 12, 2024 24-00414K

SAVE TIME Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE Business Observer FLORIDA'S NEWSPAPER FOR THE C-SUITE



--- ACTIONS ---

FIRST 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. 2023CA006380000000 SELENE FINANCE LP, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLARD ARON RICE A/K/A WILLARD AARON RICE, DECEASED, et. al. Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST

TEREST IN THE ESTATE OF WILLARD ARON RICE A/K/A WILLARD AARON RICE, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 28, WOLF RUN 1ST ADDITION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND THAT CER-

TAIN 1992 CARRIE MOBILE HOME WITH VIN NUMBER FLFLM70B19402CG. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 4/19/2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court at County, Florida, this 13th day of March, 2024  
THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.  
CLERK OF THE CIRCUIT COURT  
Stacy M. Butterfield  
(SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com 23-152349  
March 22, 2024 24-00413K

--- PUBLIC SALES ---

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that ANNETTE REYES, OWNER, desiring to engage in business under the fictitious name of CASA DE MI PADRE located at 701 SWALLOW LANE, POINCIANA, FLORIDA 34759 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 22, 2024 24-00423K

FIRST INSERTION

**FICTITIOUS NAME NOTICE**  
Notice is hereby given that LIVAN JIMENEZ, OWNER, desiring to engage in business under the fictitious name of CECE LABS located at 519 NANSEMOND AVE, LAKELAND, FLORIDA 33801 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.  
March 22, 2024 24-00424K

FIRST INSERTION

**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CUSTOM STYLZ : Located at 837 Gisele Ct : Polk County in the City of Haines City : Florida, 33844-6358 in-

tends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated at Haines City Florida, this March day of 14, 2024  
WHITE FRANCES  
March 22, 2024 24-00419K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number: 24CP-0751**  
**IN RE: ESTATE OF Marcus Wirt McCormick, Jr. deceased.**  
The administration of the estate of Marcus Wirt McCormick, Jr., deceased, Case Number 24CP-0751, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 15, 2024.  
/s/ **Dee Dawn McCormick**  
**Personal Representative**  
Address: 1761 Ashworth Loop, Lakeland, FL 33810  
/s/MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Representative  
March 15, 22, 2024 24-00390K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**Case No. 2024CP0004920000XX**  
**IN RE: ESTATE OF JAMES ROBERT BENISTON Deceased.**  
The administration of the Estate of James Robert Beniston, deceased, whose date of death was January 16, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 15, 2024.  
**Personal Representative: Daniel Medina**  
425 South Florida Avenue, Suite 101  
Lakeland, FL 33801  
Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553  
MEDINA LAW GROUP, P.A.  
425 S. Florida Avenue, Suite 101  
Lakeland, FL 33801  
Telephone: (863) 682-9730  
Fax: (863) 616-9754  
E-Mail: dan@medinapa.com  
Secondary E-Mail: sam@medinapa.com  
March 15, 22, 2024 24-00394K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**UCN: 532024CP0006980000XX**  
**IN RE: ESTATE OF DANILO TORRES ANTONIO, Deceased.**  
The administration of the estate of DANILO TORRES ANTONIO, deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is: March 15, 2024  
**Personal Representative: /s/ Jaden A. Antonio JADEN A. ANTONIO c/o Rooth and Rooth P.A.**  
7600 Seminole Blvd., Suite 102  
Seminole, Florida 33772  
Attorney for Personal Representative: /s/ Marie R. Zorrilla  
MARIE R. ZORRILLA, Attorney  
ROOTH & ROOTH P.A.  
7600 Seminole Blvd Suite 102  
Seminole, FL 33772  
Telephone: (727) 397-4768  
Florida Bar No. 0118979  
E-Mail: marie@roothlaw.com  
E-Mail: brooke@roothlaw.com  
March 15, 22, 2024 24-00376K

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

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 15, 2024.  
/s/ **Fredrick William Barlow**  
**Personal Representative**  
Address: 538 Northridge Trail, Lakeland, FL 33813  
/s/MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Representative  
March 15, 22, 2024 24-00389K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 53-2024-CP-000655-0000-XX**  
**IN RE: ESTATE OF MARYLN F. BELL Deceased.**  
The administration of the estate of Maryln F. Bell, deceased, whose date of death was February 10, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 15, 2024.  
**Personal Representative: Michael L. Bell**  
458 Waterleaf Court  
Marco Island, FL 34145  
Attorney for Personal Representative: Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail: ahall@straughtnturner.com  
March 15, 22, 2024 24-00387K

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**Case Number: 24CP-0713**  
**IN RE: ESTATE OF Richard S. Bell deceased.**  
The administration of the estate of Richard S. Bell, deceased, Case Number 24CP-0713, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
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/ **Dolores M. Bell**  
**Personal Representative**  
Address: 3117 Henderson Circle East  
Lakeland, FL 33803  
/s/MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
March 15, 22, 2024 24-00388K

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 532024CP0002430000XX**  
**IN RE: ESTATE OF EARL LESTER BLACK JR, Deceased.**  
The administration of the estate of EARL LESTER BLACK JR, Deceased, whose date of death was May 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is March 15, 2024.  
**PORCHIA BRESEMAN, Personal Representative**  
Attorney for Personal Representative: Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email: Scott@srblawyers.com  
Secondary Email: angelica@srblawyers.com  
March 15, 22, 2024 24-00399K

**SAVE TIME**  
E-mail your Legal Notice  
legal@businessobserverfl.com



--- ACTIONS / SALES ---

THIRD 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 Masee 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

SECOND INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.:  
**532022CA004246000000**  
**U.S BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF TIKI SERIES IV TRUST,**  
**Plaintiff, v.**  
**LEK THOMAS; SAMUEL JUNIOR THOMAS; et al,**  
**Defendants.**

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.

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

REC'D 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

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

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT  
JUDICIAL CIRCUIT, IN AND FOR  
POLK COUNTY, FLORIDA  
CIVIL DIVISION  
CASE NO.: **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 Wilmer A. Henriquez A/K/A Wilmer Henriquez  
Last Known Address: 3284 Berwick Ln, Lakeland, FL 33810  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 34, OF HAMPTON HILLS SOUTH - PHASE 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 153, PAGE 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 04/11/2024, within or before a date at least (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court this 5 day of March, 2024.  
STACY M. BUTTERFIELD, CPA,  
CLERK OF CIRCUIT COURT  
As Clerk of Court  
(SEAL) By: /s/ Kenleigh Mathis  
As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
210 N. University Drive, Suite 900,  
Coral Springs, FL 33071  
March 15, 22, 2024 24-00396K

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO: **2019CA004523**  
**HAMPTON HILLS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.,**  
**Plaintiff(s), vs.**  
**JESSICA E. PHELPS; TREVOR 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 at 10:00 AM on April 18, 2024.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated the 7th day of March, 2024.  
/s/ Jacob Bair  
Jacob Bair, Esq.  
Florida Bar: No. 0071437  
Primary Email: jbair@blglawfl.com  
Secondary Email: service@blglawfl.com  
BLG Association Law, PLLC  
301 W. Platt St. #375  
Tampa, FL 33606  
Phone: (813) 379-3804  
Attorney for: PLAINTIFF  
March 15, 22, 2024 24-00371K

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 ACTION  
CASE NO.: **2023-CA-006438**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff,**  
**vs.**  
**NATHANIEL NATHAN MCKENZIE, et al,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 19, 2024, and entered in Case No. 2023-CA-006438 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Nathaniel Nathan McKenzie, Citrus Reserve Homeowners Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/ on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the April 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:  
LOT 74, OF CITRUS RESERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 37, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
A/K/A 752 CITRUS RESERVE BOULEVARD DAVENPORT FL 33837  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 07 day of March, 2024.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
EService: servealaw@albertellilaw.com  
By: /s/ Justin Ritchie  
Florida Bar #106621  
Justin Ritchie, Esq.  
CT - 23-010492  
March 15, 22, 2024 24-00403K

THIRD INSERTION

**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 EXCEPT 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,  
4767 New Broad Street,  
Orlando, FL 32814,  
telephone number (407) 514-2692  
March 8, 15, 22, 29, 2024

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 711.  
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

SECOND 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.

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

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.

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR POLK  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
CASE NO. **2023CA006110000000**  
**GUILD MORTGAGE COMPANY LLC,**  
**Plaintiff, vs.**  
**MICHAEL OCASIO, et al.,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 29, 2024 in Civil Case No. 2023CA006110000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Michael Ocasio, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 15th day of April, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 5, BLOCK 2, MINNESOTA HEIGHTS, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-06934FL  
March 15, 22, 2024 24-00397K

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
Case No.: **2024-CA-000638**  
**MONTGOMERY RETIREMENT GROUP, LLC,**  
**Plaintiff, vs.**  
**ESTATE OF MARTHA K. HOLLOWAY; UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA K. HOLLOWAY; UNKNOWN HEIRS OF THE ESTATE OF MARTHA K. HOLLOWAY; AND KYLE D. BURKE,**  
TO: ESTATE OF MARTHA K. HOLLOWAY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA K. HOLLOWAY, AND UNKNOWN HEIRS OF THE ESTATE OF MARTHA K. HOLLOWAY  
YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida:  
Lot 65, COLONNADES PHASE ONE, a subdivision according to the plat thereof recorded in Plat Book 82, Page 36, of the Public Records of Polk County, Florida. Parcel ID No.:  
23-29-11-139766-000650  
Property Address: 4965 Goldenview Lane, Lakeland, Florida 33811  
has been filed against you in the Cir-

cuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before April 17, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
DATE: March 11, 2024  
STACY M. BUTTERFIELD  
Clerk of the Court  
By: Deputy Clerk  
Gregory A. Sanoba, Esquire,  
422 South Florida Avenue,  
Lakeland, Florida 33801  
Mar. 15, 22, 29; Apr. 5, 2024  
24-00400K



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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

**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.



--- SALES ---

SECOND INSERTION

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

**Case No. 2023CA004275**  
Freedom Mortgage Corporation, Plaintiff, vs. Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004275 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz; Vimar Rodriguez Brito a/k/a Vimar Rodriguez; GoodLeap, LLC; Tarpon Bay Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 15th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 310, TARPON BAY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
TAX ID: 27-27-34-810532-003100

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

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

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

SECOND INSERTION

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

**Case No. 532023CA005442000000**  
Regions Bank DBA Regions Mortgage, Plaintiff, vs. Bradley M Hardesty, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005442000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Regions Bank DBA Regions Mortgage is the Plaintiff and Bradley M Hardesty; Judith Hardesty; Imperiallakes Community Services Association I, Inc. a/k/a Imperiallakes 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 15th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 211, IMPERIALLAKES PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE(S) 43 THROUGH 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
TAX ID: 23-29-27-142000-002110

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

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

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

SECOND INSERTION

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

**CASE NO. 2023CA004893000000**  
FBC MORTGAGE, LLC, Plaintiff, vs. ELIZABETH AYRES HIPSMAN A/K/A ELIZABETH HIPSMAN A/K/A ELIZABETH HIPSMAN, et al., Defendant.

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

Lot 4, B & B LANDING, according to the plat or map thereof as recorded in Plat Book 181, Pages 21 and 22, Public Records of Polk County, Florida.

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

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

Dated this 6th day of March, 2024.  
By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street,  
Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-06536FL  
March 15, 22, 2024 24-00375K

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.: 2023CA000585000000**  
FREDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANTHONY N. CLARK; ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA000585000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHERYN KENYON are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on April 04, 2024, the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated this 7 day of March, 2024.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: fmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: dsalem@raslg.com  
23-112802 - NaP  
March 15, 22, 2024 24-00384K

SECOND INSERTION

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

**CASE NO. 2023CA-006604-000-00**  
BASSEDENA CIRCLE HOLDINGS, LLC Plaintiff(s) VS. LAKELAND TWO TRUST AND POLK CUSIP 22 TRUST Defendant(s)

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

LOT 56, AND THE WEST 15 FEET OF LOT 52, BLOCK A, MAP OF PINEHURST COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 301 Bassedena Circle North, Lakeland, FL 33805  
Parcel Identification Number: 23-28-01-018000-010521 (the "Property")  
to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 4TH day of APRIL, 2024.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the Court on this 29th day of February, 2024.  
STACY M. BUTTERFIELD, CPA  
Clerk of the Circuit Court  
Drawer CC-12, P.O. Box 9000  
Bartow, Florida 33831-9000  
(SEAL) By /s/Carolyn Mack  
Deputy Clerk  
March 15, 22, 2024 24-00382K

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2023CA000585000000**  
FREDOM MORTGAGE CORPORATION PLAINTIFF, VS. ANTHONY N. CLARK; ET AL., DEFENDANTS.  
NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Reset Foreclosure Sale Date dated the 6th day of March, 2024, and entered in Case No. 2023CA000585000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ANTHONY N. CLARK and UNKNOWN SPOUSE OF ANTHONY N. CLARK Defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 23rd day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 184 AND 1/37 UNDIVIDED INTEREST IN TRACTS A AND B, ROLLINGLEN PHASE FOUR, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGE 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THE 1988 SHORLINE DOUBLE WIDE MOBILE HOME DESCRIBED WITH VIN NUMBERS 1V630381AX AND VIN #1V630381BX, TITLE NO.

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

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

The Post Office address of the Property is: 2626 Shiner Drive, Lake Wales, Florida 33898  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Parcel 302 of Unrecorded-Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along= West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence South 0°45' East 101 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= 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 101 feet,

SECOND INSERTION

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

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

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

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

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

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 6 day of March, 2024.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Digitally signed by Zachary Ullman  
Date: 2024.03.06 13:44:42-05'00'  
By: Zachary Ullman  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1012-3557B  
March 15, 22, 2024 24-00379K

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:

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.

SECOND INSERTION

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

**CASE NO.: 2023CA004145000000**  
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS.

CARMEN ROSA CRESPO RODRIGUEZ; JAM MANUEL GONZALEZ RIVERA; CORAL DELMAR GONZALEZ RIVERA; ROSA JAMILLE RIVERA CRESPO; BELLA NOVA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ROSALINDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).

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

SECOND INSERTION

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

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

LOT 49, BELLA NOVA - PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 21 THROUGH 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
Dated this 6 day of March, 2024.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
Digitally signed by Zachary Ullman  
Date: 2024.03.06 13:34:54-05'00'  
By: Zachary Ullman  
FBN: 106751  
Primary E-Mail:  
ServiceMail@aldridgepite.com  
1184-1779B  
March 15, 22, 2024 24-00370K

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.



## -- ACTIONS / SALES --

## SECOND INSERTION

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

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

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

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

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

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

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

ANY PERSON CLAIMING AN INTEREST  
IN THE SURPLUS OF 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

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2022CA001578000000**

**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**JORGE E. RAMIREZ MEJIA A/K/A**  
**JORGE ENRIQUE RAMIREZ**  
**MEJIA AND EVELYN RAMIREZ,**  
**et al.**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure  
dated February 29, 2024, and entered  
in 2022CA001578000000 of the 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. But-  
terfield as the Clerk of the Circuit Court  
will sell to the highest and best bidder  
for cash at www.polkrealforeclose.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.

Property Address: 247 LAKE  
LUCERNE WAY, WINTER HA-  
VEN, FL 33881

Any person claiming an interest in the  
surplus from the sale, if any, other than  
the property owner as of the date of the  
lis pendens must file a claim in ac-  
cordance 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 Av-  
enue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than 7 days; if you  
are hearing or voice impaired, call  
711.

Dated this 7 day of March, 2024.  
ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\Danielle Salem\_  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
22-025223 - EuE  
March 15, 22, 2024 24-00383K

## SECOND 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 num-  
ber 2024-CA-000516 in the Circuit  
Court in the State of Florida. County  
of Polk.

The name of the unserved party to  
the action is:

Luis Reyes  
1525 Mattie Pointe Pl, Auburndale,  
Polk County, FL 33823  
and the nature of the proceeding is a  
Partition of Real Property.

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

Each defendant is required to serve  
written defenses to the Complaint on  
plaintiff's attorney, Lillian Rosario,  
whose address is 10521 Bloomingdale  
Ridge Dr., Riverview, FL 33569, on or  
before the 30th day after the first publi-  
cation of this Notice, and to file the ori-  
ginal 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 Av-  
enue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than 7 days; if you  
are hearing or voice impaired, call  
711.

WITNESS my hand and the seal of  
said court at Polk County, Florida on the  
6th day of March, 2024.

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

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

## SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

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

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 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 LAKE LAND, FLORIDA;**  
**BARRETT EUGENE REID, JR.;**  
**KEYANA REID; DARION JARROD**  
**HARGROVE; ANY AND ALL**  
**UNKNOWN PARTIES CLAIMING**  
**BY, THROUGH, UNDER AND**  
**AGAINST THE HEREIN NAMED**  
**INDIVIDUAL DEFENDANT(S)**  
**WHO ARE NOT KNOWN TO BE**  
**DEAD OR ALIVE, WHETHER**  
**SAID UNKNOWN PARTIES**  
**MAY CLAIM AN INTEREST AS**  
**SPOUSES, HEIRS, DEVISEES,**  
**GRANTEES, OR OTHER**  
**CLAIMANTS**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN that sale  
will be made pursuant to an Order  
or Final Judgment. Final Judgment was  
awarded on January 18, 2024 in Civil  
Case No. 2022CA001243000000, of  
the Circuit Court of the TENTH Ju-  
dicial Circuit in and for Polk County,  
Florida, wherein, FIFTH THIRD  
BANK, NATIONAL ASSOCIATION is  
the Plaintiff, and UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES, SUR-  
VIVING SPOUSE, GRANTEES; BAR-  
RETT EUGENE REID, SR.; FLORIDA  
HOUSING FINANCE CORPORA-  
TION; CITY OF LAKE LAND, 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.polkrealforeclose.  
com on April 17, 2024 at 10:00:00 AM  
EST the following described real prop-  
erty as set forth in said Final Judgment,  
to wit:

LOT 40, LAKE RIDGE, AC-  
CORDING TO THE MAP OR  
PLAT THEREOF, AS RECORDED  
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 Av-  
enue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than 7 days;  
if you are hearing or voice impaired,  
call 711.

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

## SECOND INSERTION

**NOTICE 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 pur-  
suant to Final Judgment of Foreclo-  
sure dated March 7, 2024 in Case No.  
532023CA006690000000 in the  
Circuit Court in and for Polk County,  
Florida wherein FOREST RIDGE  
HOMEOWNERS ASSOCIATION OF  
POLK COUNTY, INC, a Florida non-  
profit Corporation, is Plaintiff, and  
NELSON DOMINICCI GONZALEZ;  
DAMARIS LISSETTE JUSTINIANO  
RUIZ; JOSE LUIS DOMINICCI 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.polkrealforeclose.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-  
ment, to wit:

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

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

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

If you are a person with a disability  
who needs any accommodation in  
order to participate in this proceeding,  
you are entitled, at no cost to you, to  
the provision of certain assistance.  
Please contact the Office of the Court Ad-  
ministrator, 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@flcgl.com  
By: /s/ Jared Block  
Jared Block, Esq.  
Florida Bar No. 90297  
March 15, 22, 2024 24-00398K

## FOURTH 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 writ-  
ten defenses, if any, to it on MILAGROS  
IRIZARRY NIEVES, whose address is  
C/O HEATHER BRYAN LAW, P.A., 811  
S. MISSOURI AVE., LAKE LAND, 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  
you for the relief demanded in the peti-  
tion.

This action is asking the court to de-  
cide 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 Cir-  
cuit Court's office notified of your cur-  
rent address. (You may file Designation  
of Current Mailing and E-Mail Address,  
Florida Supreme Court Approved Fam-  
ily Law Form 12.915.) Future papers in  
this lawsuit will be mailed or e-mailed  
to the addresses on record at the clerk's  
office.

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

Dated: 2-9-2024  
Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) By: Kimari Hale  
Deputy Clerk  
Mar. 1, 8, 15, 22, 2024 23-00314K

## THIRD INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT, IN AND  
FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2024CA000745000000**  
**JONATHAN L. MONROE AND**  
**TAKEERA A. COLEMAN,**  
**Plaintiff,**

**vs.**  
**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,**  
**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,**  
**Defendant,**

TO: 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 WEB-  
BER, deceased and all others claim-  
ing 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  
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 re-  
corded in Plat Book 4A, Page(s)  
41, of the Public Records of Polk

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, tele-  
phone number (407) 514-2692, on or  
before 04/08, 2024, and file the ori-  
ginal 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 Av-  
enue, Bartow, Florida 33830, (863)  
534-4686, at least 7 days before your  
scheduled court appearance, or im-  
mediately upon receiving this notification  
if the time before the scheduled ap-  
pearance is less than 7 days; if you  
are hearing or voice impaired, call  
711.

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

## 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 ACTION  
**CASE NO.: 2023CA004445**

**WELLS FARGO BANK, N.A.,**  
**Plaintiff,**  
**vs.**  
**THE UNKNOWN HEIRS,**  
**DEVISEES, GRANTEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES OR**  
**OTHER CLAIMANTS CLAIMING**  
**BY, THROUGH, UNDER, OR**  
**AGAINST BARBARA WHEELER**  
**AKA BARBARA M. WHEELER**  
**AKA BARBARA ANN WHEELER,**  
**DECEASED, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant  
to a Final Judgment of Foreclosure  
dated February 23, 2024, and entered  
in Case No. 2023CA004445 of the Cir-  
cuit 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, San-  
dra Wheeler, James Myers, Unknown  
Party #1 N/K/A Mert Gallagher, Un-  
known Party #2 N/K/A Tee Gallagher,  
are defendants, the Polk County Clerk  
of the Circuit Court will sell to the high-  
est and best bidder for cash in/on on-  
line at online at www.polkrealforeclose.  
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  
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 Adminis-  
trator, 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.