# **Public Notices**



**PAGE 17** \*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\* APRIL 5 - APRIL 11, 2024

notice is April 5, 2024.

Representative: /s/ Heidi W. Isenhart

Heidi W. Isenhart

1000 Legion Place,

Fax: (407) 581-9801

Secondary E-Mail:

April 5, 12, 2024

Orlando, Florida 32801

Telephone: (407) 581-9800

E-Mail:

E-Mail:

Suite 1700

Ancillary Personal Representative:

/s/ Shelly Castillo

Shelly Castillo

Attorneys for Ancillary Personal

Florida Bar Number: 123714

hisenhart@shuffieldlowman.com

Cooper M. Powell Florida Bar Number: 1009227

cpowell@shuffieldlowman.com

Shuffield, Lowman & Wilson, P.A.

# POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

### FIRST INSERTION LEGAL NOTICE

Public Notice of Registered Assumed Name

Florida, Polk County Please be advised that .Logan: :Tiara-Amanda; living at C/o 1660 Cumin Drive, Kissimmee, Florida [34759], is the Executor/Beneficiary/Name holder of the business now being carried on at C/O 1660 CUMIN DRIVE, KIS-SIMMEE, FLORIDA 34759, in the following assumed name, to wit: TIARA AMANDA LOGAN; and the nature of said business is commerce. This statement is to be filed with the clerk of this county, this day of March, 2024, Kis-simmee, Florida, Polk County. MN SOS File # 1464161100020 File date; March 18, 2024, Status; Active/Good Standing April 5, 12, 2024 24-00491K

### 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 Lochapopka, located at 657 Wood Ave, in the City of Frostproof, County of Polk, State of FL, 33843, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated this 2 of April, 2024. Greater Tampa Bay Holdings, LLC 657 Wood Ave Frostproof, FL 33843

24-00520K April 5, 2024

### 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 By The Chef Pizza located at 0 Buttercup Ct., in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Lakeland, Florida, this 29th day of March. 2024.

BYTHECHEF LLC April 5, 2024 24-00497K

### 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 RYNO **REPAIRS : Located at 4343 Lime Ave** Se : Polk County in the City of Highland : Florida, 33846 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Highland Florida, this April

day of 02, 2024 HAMPTON RYAN JOSEPH 24-00501K April 5, 2024

FIRST INSERTION

### 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 TAYKEN located at 125 S 3RD ST in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of April, 2024. SAMUEL RODRIGUEZ

24-00508K April 5, 2024

### 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 MEN IN KILTS : Located at 1208 Orange Blossom Cir Apt 303 : Polk County in the City of Auburndale : Florida, 33823 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale Florida, this April day of 02, 2024 BAYSIDE PRESSURE WASHING

LLC

24-00513K April 5, 2024

### LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, April 17, 2024, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will partici-

### 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 BJ'S PEST CONTROL : Located at 227 Clinton St : Polk County in the City of Auburndale : Florida, 33823-3551 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Auburndale Florida, this

April day of 02, 2024 JOHNSON JEROMIE B

April 5, 2024 24-00516K

### 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 SOARIN EAGLE EVENT RENTALS Located at 129 Lake Otis Rd : Polk County in the City of Winter Haven : Florida, 33884-1061 intends to register the said name with the Division of Corporations of the Florida Department of

. State, Tallahassee, Florida. Dated at Winter Haven Florida, this April day of 02, 2024 AROUND TOWN EVENT RENTALS April 5, 2024 24-00515K

FIRST INSERTION

pate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or

speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the

District Office. A person who decides to appeal any decision made at the meeting with re-spect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager April 5, 2024

24-00488K

### FIRST INSERTION

--- ESTATE ----

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

PROBATE DIVISION FILE NO · 2024CP0009020000XX IN RE: ESTATE OF VIRGINIA A. CHASTEEN

**Deceased.** The administration of the estate of VIRGINIA A. CHASTEEN, deceased, whose date of death was October 22,

2023, is pending in the Circuit Court

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0003810000XX **Division: Probate** IN RE: ESTATE OF MARINA PEREZ Deceased.

The administration of the Estate of Marina Perez, deceased, whose date of death was October 7, 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 attorneys 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No 2024CP000397 **Division Probate** IN RE: ESTATE OF PENELOPE J. MULRAIN a/k/a PENELEOPE MULRAIN

Deceased. The administration of the Estate of Penelope J. Mulrain, deceased, whose date of death was October 29, 2023, pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below

All creditors of the Decedent and

NOTICE TO CREDITORS POLK COUNTY,

of death was August 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000. Drawer CC4. Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FIRST INSERTION

--- ESTATE ----

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT-UTES, 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

FIRST INSERTION

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

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

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

### FIRST INSERTION

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

### FIRST INSERTION

to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NO-TICE OR 30 DAYS AFTER THE DATE

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

Probateservice@shuffieldlowman.com

24-00511K

The date of first publication of this notice is April 5, 2024. Personal Representative:

Myrna Nauth 713 Gentry Court

Gotha, Florida 34734 Attorney for Personal Representative: Andrew M. Berland, Esq. E-mail Addresses: andrew@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 April 5, 12, 2024 24-00487K

MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

The date of first publication of this notice is April 5, 2024. Personal Representative: /s/ Suzanne M. Greco Suzanne M. Greco 52 Gallant Fox Rd. Tinton Falls, New Jersey 07724 Attorney for Personal Representative: /s/ Robert W. Bible, Jr. Robert W. Bible, Jr. Attorney Independent of Counsel Florida Bar Number: 561398 Pippen Law Group, PLLC 1920 East Bay Dr. Largo, FL 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Robert@attypip.com Secondary E-Mail: Suzie@attypip.com April 5, 12, 2024 24-00507K

The date of first publication of this Notice: April 5, 2024 Personal Representatives

RICHARD ANDREW STACEY 3908 Woodburn Loop E. Lakeland, FL 33813 REBECCA RENEE STACEY 13227 Glen Harwell Rd. Dover, FL 33527 ARMANDA STACEY KELLEY 3921 Timberlake Road N. Lakeland, FL 33810-2555 Attorney for Personal Representatives JULIE LANDRIGAN BALL, ESQUIRE Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com April 5, 12, 2024 24-00486K

IN THE CIRCUIT COURT FOR FLORIDA PROBATE DIVISION File No. 2023CP0040100000XX IN RE: ESTATE OF GERALD T. GRECO

Deceased. The administration of the estate of

Gerald T. Greco, deceased, whose date

### 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 ALL ABOUT PUPPIES : Located at 4000 Hwy 98 Suites 301-303 : Polk County 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 April day of 02, 2024 GALLOWAY REGINA 24-00514K April 5, 2024

### FIRST INSERTION

### Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to en-gage in business under the fictitious name of TENDER TRANSITIONS SPECIALITY SERV : Located at 117 Masterpiece Rd : Polk County in the City of Lake Wales : Florida, 33898-7611 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake	Wales	Florida,	this	
April day of 02, 20	24			
HORNE GWEN				
April 5, 2024		24-005	12K	

for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

### MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: April 5, 2024. ANN CHASTEEN

**Personal Representative** 5435 Milroy Road, Indianapolis, Indiana 46216 /s/Carina M. de la Torre Carina M. de la Torre Florida Bar No. 1000418 Indiana Bar No. 24849-49 Tower Law Group 3505 Lake Lynda Drive, Suite 200 Orlando, Florida 32817 Telephone: (407) 308-0578 Facsimile: (877) 860-2750 Email: carina@towerlawgroup.com Attorneys for Petitioner April 5, 12, 2024 24-00490K

### FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024CP0008900000XX IN RE: ESTATE OF WILLIAM RICHARD STACEY,

Deceased. The administration of the estate of WILLIAM RICHARD STACEY, deceased, whose date of death was February 15, 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 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

### OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

FIRST INSERTION NOTICE TO CREDITORS for Polk County, Florida, Probate Di-AFTER THE TIME OF THE FIRST TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH vision, the address of which is Polk County Clerk of Court, 255 N. Broad-PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA way Ave., Bartow, FL 33830- 3912. The OF SERVICE OF A COPY OF THIS ABOVE, ANY CLAIM FILED TWO names and addresses of the proposed PROBATE DIVISION NOTICE ON THEM All other credi-(2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS File No. 24-001100-CP personal representative and the protors of the decedent and other persons **Division Probate** posed personal representative's attorhaving claims or demands against de-BARRED. The date of first publication of this notice is April 5, 2024. **Proposed Personal Representative:** IN RE: ESTATE OF cedent's estate must file their claims with this court WITHIN 3 MONTHS ney are set forth below. All creditors of RODNEY STUART HANKISON the decedent and other persons having Deceased. The administration of the estate of AFTER THE DATE OF THE FIRST claims or demands against decedent's Signature: /s/ Nh PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN estate on whom a copy of this notice (Mar 31, 2024 17:05 EDT) Rodney Stuart Hankison, deceased, is required to be served must file their Email: wonda777@hotmail.com THE TIME PERIODS SET FORTH whose date of death was December 24, claims with this court ON OR BE-Norah Hankison 2023, is pending in the Circuit Court FORE THE LATER OF 3 MONTHS IN FLORIDA STATUTES SEC-2928 Maplewood Avenue

Lakeland, FL 33803 Attorney for Personal Representative: Signature: /s/ Matthew Weidner Email: weidner@mattweidnerlaw.com Matthew D. Weidner E-Mail Addresses: service@mattweidnerlaw.com julia@mattweidnerlaw.co Florida Bar No. 0185957 Weidner Law 250 Mirror Lake Drive North St. Petersburg, FL 33701 Telephone: 727-954-8752 April 5, 12, 2024 24-00503K

FIRST INSERTION

NOTICE OF SALE

IN THE 10th JUDICIAL CIRCUIT

COURT IN AND FOR

POLK COUNTY, FLORIDA

Case No. 2023-CA-006316

21ST MORTGAGE CORPORATION,

INGLEDUE; LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE;

ANY UNKNOWN PARTY WHO

MAY CLAIM AS HEIR, DEVISEE,

GRANTEE, ASSIGNEE, LIENOR,

JEAN BEGLEY A/K/A WILMA J.

UNKNOWN SPOUSE OF DALE

A/K/A KAREN GAIL BEGLEY;

GAIL PEDLEY A/K/A KAREN

GAIL BEGLEY; BRENDA SELL;

UNKNOWN SPOUSE OF BRENDA

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment dated March

13, 2024, entered in Case No.: 2023 CA 6316 of the Circuit Court in and for Polk

County, Florida, wherein CHRISTO-

PHER JAMES INGLEDUE, LINDA

BEGLEY NEESE A/K/A LINDA ANN

NEESE, ANY UNKNOWN PARTY

WHO MAY CLAIM AS HEIR, DE-VISEE, GRANTEE, ASSIGNEE,

LIENOR, CREDITOR, TRUSTEE, OR

OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN

BEGLEY A/K/A WILMA J. BEG-LEY, DALE ROBERT, UNKNOWN SPOUSE OF DALE ROBERT, KAR-

EN GAIL PEDLEY A/K/A KAREN

GAIL BEGLEY, BRENDA SELL, UNKNOWN SPOUSE OF BRENDA

SELL, and UNKNOWN TENANT,

are the Defendants, that Stacy M. But-terfield, the Clerk of Court, will sell to

the highest and best bidder for cash, at

the Clerk of the Circuit Court, on May 28, 2024 by electronic sale beginning

at 10:00 a.m., on the above prescribed

SELL; and UNKNOWN TENANT

ROBERT; KAREN GAIL PEDLEY

UNKNOWN SPOUSE OF KAREN

CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA

**BEGLEY; DALE ROBERT;** 

CREDITOR, TRUSTEE, OR OTHER

CHRISTOPHER JAMES

Plaintiff, vs.

Defendant.

### --- ESTATE ----

### FIRST INSERTION

NOTICE.

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

### 53-2024-CP-000907-0000-XX IN RE: ESTATE OF WILDA KAY HOLLINGSWORTH Deceased.

The administration of the estate of Wilda Kay Hollingsworth, deceased, whose date of death was December 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broad-way Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

# nenen

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 April 5, 2024.

### Personal Representative: Douglas A. Hollingsworth 1505 3rd Avenue SW

Minot, North Dakota 58701 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner @straughnturner.comSecondary E-Mail: ahall@straughnturner.com April 5, 12, 2024 24-00522K

### 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. 2022CA001808000000 Servbank, SB, Plaintiff, vs. Dawn Michelle McCullough, et al.,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001808000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Servbank, SB is the Plain-tiff and Dawn Michelle McCullough; U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II; Unknown Spouse of Dawn Michelle McCullough; City of Winter Haven, Florida 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 2nd day of May, 2024, the following described property as set forth in said Final Judgment, to wit: THE WEST 25 FEET OF LOT 6

AND ALL OF LOT 7, BLOCK 6, WINTER HAVEN HEIGHTS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK

CIVIL DIVISION

CASE NO: 2023CA004790000000

NOTICE IS HEREBY GIVEN

pursuant to the Final Judgment of

Foreclosure dated March 28, 2024, and

entered in 2023CA004790000000,

of the Circuit Court in and for POLK

County Florida, wherein Dave Mu-raco, is Plaintiff and Gregory Widrick,

Nichole Widrick and United States of

America, Internal Revenue Service are Defendant(s), the POLK County Clerk

shall sell to the highest bidder for cash

as required by Section 45.031, Florida

Statutes on May 2, 2024 at 10:00 AM

via on-line at www.polk.realforeclose.

com, the following described property:

LOT 49, CHELSEA WOODS AT

PROVIDENCE. ACCORDING TO

PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 132 PAGES

3 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF

NOTICE OF SALE

**UNDER F.S. CHAPTER 45** 

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT,

IN AND FOR POLK COUNTY,

FLORIDA

CASE NO. 2021CA002488

ESTATES AT LAKE HAMMOCK

HOMEOWNERS ASSOCIATION,

MARIA ELISA OTERO MERCADO;

UNKNOWN SPOUSE OF MARIA

ELISA OTERO MERCADO; JUAN

RAMON OTERO NEGRON; UNKNOWN SPOUSE OF JUAN

ANY UNKNOWN PERSON(S) IN

RAMON OTERO NEGRON &

INC., a Florida Not-For-Profit

Corporation,

POSSESSION.

Defendants.

Plaintiff, v.

GREGORY WIDRICK, et al,

DAVE MURACO.

Plaintiff, v.

Defendant(s)

1, PAGE 69, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA TAX ID:

26 - 28 - 28 - 605000 - 006060

---- SALES ----

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 2nd day of April, 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 # 22-F00622 24-00518K April 5, 12, 2024

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE POLK COUNTY, FLORIDA. IN THE CIRCUIT COURT OF THE Property Address: 521 Chelsea Ave TENTH JUDICIAL CIRCUIT OF Davenport FL 33837 Any person claiming an interest in the THE STATE OF FLORIDA, IN AND FOR POLK COUNTY

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

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

Attorney for Plaintiff P.O. Box 696 Winter Park, FL 32790 (407) 864-1403 Jeff@TheJDLaw.com By: /s/ D. Jefferson Davis D. Jefferson Davis, Esq. Fla. Bar No.: 0073771 April 5, 12, 2024

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

Case No. 532023CA005119000000 Freedom Mortgage Corporation, Plaintiff, vs. Luis M. Mauro Calderin, et al.,

### Defendants.

NOTICE IS HEREBY GIVEN pursu-ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005119000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis M. Mauro Calderin; Yorka Barreras Reyes are the Defendants, that Stacy M. But-terfield, 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 29th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 66, DOVE HOLLOW, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 73, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2022-CA-001937

**Defendants.** NOTICE is hereby given that Stacy M.

Butterfield, Clerk of the Circuit Court

of Polk County, Florida, will on May 28,

2024, at 10:00 a.m. ET, via the online

auction site at www.polk.realforeclose.

com in accordance with Chapter 45,

F.S., offer for sale and sell to the highest

and best bidder for cash, the following

described property situated in Polk

Lot 78, Whispering Ridge Phase 1,

according to the map or plat there-

of, as recorded in Plat Book 147.

Page(s) 1 through 10, inclusive, of

the public records of Polk County,

Property Address: 1132 Roberta

Foreclosure entered in a case pending

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

in said Court, the style and case number

Road, Lake Wales, FL 33853 pursuant to the Final Judgment of

of which is set forth above.

County, Florida, to wit:

Florida.

PENNYMAC LOAN SERVICES,

ROSE MARY BURGOS, et al.,

LLC,

Plaintiff, v.

LOT 34, OAK TRAIL, AC-CORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 71, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 330 FEET. TOGETHER WITH A 2022 LIVE OAK MODEL 76X28 MANUFACTURED HOME BEARING SERIAL NO.'S: LOHGA10022756A AND

LOHGA10022756B. NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

### NOTICE

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/ Leslie S. White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com econdary email: bransom@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 April 5, 12, 2024 24-00493K

### FIRST INSERTION

TAX ID: 24-29-14-283131-000660

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 29th 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-F00926 April 5, 12, 2024 24-00494K

FIRST INSERTION Judgment: Lot 23, of Estates at Lake Hammock, according to the plat

thereof, as recorded in Plat Book 171, Page 23, 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 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

date at website www.polk.realforeclose. com, on the following described real property as set forth in the Final Judgment:

24-00519K

The JD Law Firm



### 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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



Notice is given that under a Final Summary Judgment dated March 13. 2024, and in Case No. 2021CA002488 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which ESTATES AT LAKE HAMMOCK HOMEOWNERS AS-SOCIATION, INC., the Plaintiff and MARIA ELISA OTERO MERCADO; JUAN RAMON OTERO NEGRON & UNKNOWN SPOUSE OF JUAN RAMON OTERO NEGRON NKA BRENDA L. MORALES OTERO the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com. at 10:00 a.m. on June 11. 2024, the following described property set forth in the Final Summary

before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 3rd day of

April 2024. By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff 24-00533K April 5, 12, 2024



HILLSBOROUGH • PASCO PINELLAS • POLK • LEE COLLIER • CHARLOTTE



FIRST INSERTION

NOTICE OF FORECLOSURE SALE unclaimed

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

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

SUBMITTED on this 1st day of April, 2024.TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 April 5, 12, 2024 24-00502K

FIRST INSERTION

### --- ACTIONS / SALES ----

FIRST INSERTION

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2023CA-005587-0000-00 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LAURA OSORIO RODRIGUEZ; AQUA FINANCE, INC.; COUNTRY CLUB ESTATES OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA; UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM

AN INTEREST IN THE ESTATE

OF WILFREDO AUDIFRE;

UNKNOWN TENANT IN

POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 13 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, COUNTRY CLUB ES-TATES, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 144, PAGES 25, 26 AND 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 4760 SUMMERFIELD CIRCLE,

### WINTER HAVEN, FL 33881 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-02050 April 5, 12, 2024

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2023-CA-004401 U.S. BANK NATIONAL

### ASSOCIATION, Plaintiff,

MARTA J. SISCO CARRERO AKA

MARTA J. SISCO-CARRERO, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 5, 2024, and entered in Case No. 53-2023-CA-004401 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Marta J. Sisco Carrero aka Marta J. Sisco-Carrero, Florida Housing Finance Corporation, Buckeye Trace Homeowners Association, Inc., Unknown Party#1 N/K/A Pedro Perez, are defendants, the Polk County Clerk of the Circuit Court will sell to the high-est and best bidder for cash in/on online at online at www.polk.realforeclose. com, Polk County, Florida at 10:00am EST on the June 4, 2024 the following described property as set forth in said

Final Judgment of Foreclosure: LOT 115, BUCKEYE TRACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2022-CA-002225

# If you are a person with a disability

Dated this 29 day of March 2024. FOR SERVICE PURSUANT TO FLA. 24-00505K

PLAT BOOK 142, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1846 GALLOWAY TER-RACE WINTER HAVEN FL 33881

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 28 day of March, 2024.

ALBERTELLI LAŴ P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar#16141 AM - 23-003587 April 5, 12, 2024 24-00506K

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY IN THE COUNTY COURT OF POLK COUNTY, FLORIDA Case No: 2023CC007022000000 Ally Bank

### Platinum Eagle Enterprise LLC and Rizwan A Poonawalla Defendant(s).

TO: Rizwan A Poonawalla: LAST KNOWN ADDRESS: 1357 Shinnecock Hills Dr, Champions Gate, FL 33896 Residence unknown, if living, includ-ing 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 Ram 5500 Chassis (VIN

No: 3C7WRMDJ2KG686523) This action has been filed against you

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. 2024CA000073000000 U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs. FELIX L. LAUREANO SOTO A/K/A FELIX LAUREANO SOTO, et. al. Defendant(s),

TO: FELIX L. LAUREANO SOTO A/K/A FELIX LAUREANO SOTO, UNKNOWN SPOUSE OF FELIX L. LAUREANO SOTO A/K/A FELIX LAUREANO SOTO,

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

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

LOT 3, BLOCK 1051, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, IN-CLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca

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

WITNESS my hand and seal of this Court on the 27 day of March, 2024. May 6, 2024

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 23-329382 RP01 AYL April 5, 12, 19, 26, 2024 24-00509K

### FIRST INSERTION

Raton, Florida 33487 on or before 05/08/2024/(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. THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

this Court at County, Florida, this 1st day of April, 2024.

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Carolyn Mack DEPUTY CLERK Robertson, Anschutz, Schneid,

Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-168312 24-00517K April 5, 12, 2024

### NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

Case No. 53-2023-CA-005638-000000 Freedom Mortgage Corporation

Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eddie Howard King a/k/a Eddie King, Deceased: et al

### Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eddie Howard King a/k/a Eddie King, Deceased Last Known Address: Unknown

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

LOT 419, LAKESIDE LAND-INGS PHASE ONE, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE(S) 45 THROUGH 55, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda

Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St. Suite 130. Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before April 15, 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 com-

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

impaired, call 711. THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

DATED on March 8, 2024.

Stacy M. Butterfield As Clerk of the Court By /s/ Carolyn Mack As Deputy Clerk Amanda Driscole, Esquire,

Brock & Scott, PLLC., the Plaintiff's attorney, 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 23-F01379 April 5, 12, 2024 24-00499K

CORDED IN PLAT BOOK 136.

PAGE(S) 23 THROUGH 28,

INCLUSIVE, OF THE PUBLIC

RECORDS OF POLK COUNTY,

### FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2022CA002720000000 FREEDOM MORTGAGE CORPORATION

PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREDDY LEE WEST A/K/A FREDDY LEE WEST, SR.,

# ET AL., DEFENDANT(S).

TO: Kannard Donnell Baker Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860 Current Residence: UNKNOWN

TO: Jayden Davis

Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860 Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Fred-dy Lee West a/k/a Freddy Lee West, Sr. Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860 Current Residence: UNKNOWN TO: Anthoni Horton Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860

Current Residence: UNKNOWN TO: Dontavious Janard West

Last Known Address: 611 Spice Trader Way, Apt. G, Orlando, FL 32818

- Current Residence: UNKNOWN YOU ARE NOTIFIED that an action
- for Foreclosure of Mortgage on the fol-

lowing described property: LOT 11, CREEKSIDE, AC-CORDING TO THE MAP

OR PLAT THEREOF, AS RE-

NOTICE OF ACTION

PERSONAL PROPERTY

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 5-6-24, within or before a date at least thirty (30) days after the first publica-

tion of this Notice in the 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 28 day of March, 2024.

STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court

(SEAL) By: /s/ Carolyn Mack

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071 April 5, 12, 2024 24-00500K

### FIRST INSERTION

and you are required to serve a copy CONSTRUCTIVE SERVICE 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 19 day of March, 2024. Default Date 4-26-24 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 23-329686 RP01 AYL April 5, 12, 19, 26, 2024 24-00496K

### FIRST INSERTION NOTICE OF FORECLOSURE SALE unclaimed

If the sale is set aside for any reason. the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mort-

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

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite

FLORIDA.

WITNESS my hand and the seal of Stacy M. Butterfield

### Plaintiff, v. UNKNOWN PERSONAL **REPRESENTATIVE OF THE** ESTATE OF JOSEPH NORMAN PIERCE. II. et al.. Defendants.

FLAGSTAR BANK, N.A.,

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 3, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S. offer for sale and sell to the highest and best hidder for cash, the following described property situated in Polk County, Florida. to wit:

Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida.

Property Address: 145 Palazzo Lane, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending

in said Court, the style and case number of which is set forth above.

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

gagee or the Mortgagee's attorney

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou are entitled, at no cost to vou, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711

SUBMITTED on this 2nd day of April, 2024. TIFFANY & BOSCO. P A /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Eso FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 April 5, 12, 2024

HOW TO PUBLISH YOUR CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com -T-Business

### DIVISION CASE NO. 2024CA000160000000 LAKEVIEW LOAN SERVICING LLC,

GENERAL JURISDICTION

### Plaintiff, vs.

### SHEMISE N. JACKSON A/K/A SHEMISE JACKSON, et al. Defendant.

To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF EUNICE DIXON A/K/A EUNICE BE-ATRICE DIXON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, 909 N RUTH AVE, LAKELAND, FL 33815 UNKNOWN SPOUSE OF LEB-ERT DIXON, 909 N RUTH AVE, LAKELAND, FL 33815 UNKNOWN SPOUSE OF DONSHEA SAINT LOU-IS, 909 N RUTH AVE, LAKELAND, FL 33815

LAST KNOWN ADDRESS STATED. CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 11 AND THE NORTH 25 FEET OF LOT 12 IN BLOCK 4 OF MAP OF LAKE BON-NET PARK, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN PLAT BOOK 21, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY,

155. Orlando. FL 32801 and file the original with the Clerk of the abovestyled Court on or before May 3, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 26 day of March, 2024. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Carolyn Mack Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155. Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08814FL April 5, 12, 2024 24-00521K

IN THE COUNTY COURT OF POLK COUNTY, FLORIDA Case No: 2023CC00802000000 Ally Bank

### Lalaa Bella Boutique, Inc and Romunda Thompson a/k/a **Romumda Jean Thompson** Defendant(s).

TO: Romunda Thompson a/k/a Ro-LAST mumda Jean Thompson: KNOWN ADDRESS: 1037 Blackwolf Run Rd, Davenport, FL 33896 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); the aforementioned named and Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. 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 Lexus NX 300 (VIN No: JTJYARBZ9K2122005) This action has been filed against you

24-00510K

FIRST INSERTION

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532023CA006465000000

### NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. DAFFNE ELIZABETH CRUZ; AYLA **BOSCARINO-CRUZ; OAKWOOD** COMMUNITY ASSOCIATION, **INC.: UNKNOWN TENANT NO. 1:** UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: DAFFNE ELIZABETH CRUZ

Last Known Address

- 1005 TEQUESTA TRAIL
- LAKE WALES, FL 33898 Current Residence is Unknown

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

THAT PART OF LOTS 56 AND 57, OAKWOOD GOLF CLUB PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 97. PAGES 23 THROUGH 25, IN-CLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: LOTS 56 AND 57 OF SAID OAKWOOD GOLF CLUB PHASE TWO, LESS THE FOLLOWING DESCRIBED PARCEL:

FROM THE NE CORNER OF LOT 57, AS THE POINT OF BEGINNING, RUN THENCE SOUTH 39 DEGREES 29' 26' EAST, 167.13 FEET; THENCE SOUTH 49 DEGREES 45' 00" WEST, 192.55 FEET: THENCE NORTH 40 DEGREES 33' 38' WEST, 66.49 FEET; THENCE NORTH 59 DEGREES 34' 42' EAST, 66.93 FEET; THENCE NORTH 00 DEGREES 16' 04"

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .: 2023-CA-7062 MIDFLORIDA CREDIT UNION,

Plaintiff, vs. KIMBERLY HOLT; THE UNKNOWN SPOUSE OF KIMBERLY HOLT; JAMES D. **BRESSLER; THE UNKNOWN** SPOUSE OF JAMES D. BRESSLER; CHARLES LIST, JR.; THE **UNKNOWN SPOUSE OF** CHARLES LIST, JR.; LAKE MARIANA ACRES HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

Defendants. ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE

EAST, 141.12 FEET; THENCE NORTH 15 DEGREES 43' 38" WEST, 21.97 FEET TO THE COMMON CORNER OF LOTS 56 AND 57, AND THE P.C. OF A CURVE HAVING A RADIUS OF 50 FEET AND A DELTA OF 37 DEGREES 34' 16", RUN THENCE ON A CHORD BEAR-ING OF NORTH 77 DEGREES 55' 19" EAST, A CHORD DIS-TANCE OF 32.20 FEET AND AN ARC DISTANCE OF 32.79 FEET TO THE NE CORNER OF LOT 57 BEING THE POINT OF BEGINNING. has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519. Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on March 22, 2024. Default Date 4-29-24 Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Carolyn Mack As Deputy Clerk Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1496-194483/ VP2 24-00489K April 5, 12, 2024

### FIRST INSERTION

the plat of LAKE MARIANA ACRES, according to the plat thereof recorded in Plat Book 64,

An undivided 1/331 interest in Lot 232 of LAKE MARIANA ACRES UNIT TWO, according to the plat thereof recorded in Plat Book 71, Page 35, of the Public Records of Polk County, Florida.

gina Drive, Lake Alfred, Florida 33850

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Av-enue, Lakeland, Florida 33801, on or before May 3, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in or-

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

### CASE NO. 532024CA000686000000 MIDFIRST BANK Plaintiff, v.

JACQUELAN DENISE PERDUE-BERNARDO A/K/A JACQUELAN DENISE PERDUE BERNARDO A/K/A JACQUELAN DENISE BERNARDO A/K/A JACQUELAN D. BERNARDO A/K/A JACQUELAN D. PERDUE A/K/A JACQUELAN DENISE PERDUE, ET AL.

### Defendants.

--- ACTIONS ----

TO: GERMAN MARGARITO-BER-NARDO A/K/A GERMAN MARGARI-TO BERNARDO.

Current residence unknown, but whose last known address was: 2387 GRIF-FIN RD, BARTOW, FL 33830-9753

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

LOT 7, 8 AND 9, BLOCK "B" OF T. J. JOHNSON`S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 46, 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 eXL Legal, PLLC, Plaintiff's attorney, whose ad-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT,

IN AND FOR POLK COUNTY,

FLORIDA

CASE No. 2024CA000003000000

SAMANTHA PAULINE JOHNSON A/K/A SAMANTHA JOHNSON

A/K/A SAMANTHA P. JOHNSON,

To: JOSHUA LEE JOHNSON A/K/A

LAST KNOWN ADDRESS: 2575 Ed-

known as Lots 31 and 32 of Sun

Acres as per map recorded in Official Records Book 807, Page

128, of the Public Records of Polk

has been filed against you, and you are

required to serve a copy of your written

defenses, if any, to this action, on Trom-

County, Florida

CARRINGTON MORTGAGE

SERVICES, LLC,

DEFENDANT(S).

JOSHUA L. JOHNSON

RESIDENCE: UNKNOWN

PLAINTIFF,

VS.

ET AL.

dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before May 3, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this 26 day of March, 2024. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Carolyn Mack Deputy Clerk eXL Legal, PLLC, Plaintiff's attorney, 12425 28th Street North, Suite 200. St. Petersburg, FL 33716

1000009730

# notice, either before 5-3-24 or immediately thereafter, otherwise a default may be entered against you for the relief de-

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

This notice shall be published once a week for two consecutive weeks in the Business Observer. Date: 3-26-24

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Carolyn Mack Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, 600 West Hillboro Boulevard,

Suite 600 Deerfield Beach, FL 33441 Our Case #: 23-001968/2024CA000003000000/ CMS

April 5, 12, 2024 24-00495K

### 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.: 2024CA-000005-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.

TONYA BEĆKMAN A/K/A TONYA MARIE BECKMAN AND JOHN BECKMAN, ET AL.,

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

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

### SUBSEQUENT INSERTIONS

### --- ESTATE ----

### SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 53-2024-CP-000906-0000-XX

IN RE: ESTATE OF

**BENJAMIN M. CROWDER** 

Deceased.

Benjamin M. Crowder, deceased, whose

date of death was March 2, 2024, is

pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broad-

way Avenue, Bartow, Florida 33830.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

OF THIS NOTICE ON THEM.

below.

The administration of the estate of

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

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

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

The date of first publication of this notice is March 29, 2024.

### **Personal Representative:** Jonathan Maclin Crowder

PO Box 396 Eldorado Springs, Colorado 80025 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail:

ahall @ straughnturner.comMar. 29; Apr. 5, 2024 24-00481K

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-000807-0000-XX Division 14

### IN RE: ESTATE OF STEPHEN M. GEDDIE

Deceased. The administration of the estate of Stephen M. Geddie, deceased, whose date of death was January 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the per-sonal representative and the perrepresentative's attorney are sonal

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

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

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

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

notice is March 29, 2024. **Personal Representative:** 

### Richard Ĝeddie, Jr. 33 Barnett Drive

Leoma, Tennessee 38468 Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com Mar. 29; Apr. 5, 2024 24-00480K

### SECOND INSERTION

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

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

NOTWITHSTANDING THE TIME FRIODS SET

mond Circle, Auburndale, FL 33823 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Polk County, Florida: The South 70 feet of the North 110 feet of the East 100 feet of the West 260 feet of the SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East, Polk County, Florida. Also

Property Address: 1941 Re-

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

# the recreation area as shown on Page 10, of the Public Records of

# Polk County, Florida; AND

# berg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West

April 5, 12, 2024 24-00498K FIRST INSERTION Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this

manded in the Complaint.

If you are a person with a disability

HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

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

294, LAKE MARIANA ACRES UNIT THREE, a subdivision according to the plat thereof recorded in Plat Book 76, Pages 25 and 26, of the Public Records of Polk County Florida. TOGETHER with that certain 1986 CYPR singlewide mobile home with VIN No. C14010881065 situated thereon. AND

An undivided 1/331 interest in

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 26, 2024

Stacy M. Butterfield Clerk of the Court By: /s/ Carolyn Mack, Deputy Clerk Gregory A. Sanoba, Esquire THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 24-00492K April 5, 12, 2024

DEFENDANI(S). TO: John Beckman

Last Known Address: 3710 Black Jack Ct, Lake Wales, FL 33898 Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: Lot 58, COUNTRY OAKS ESTATES, UNIT NUMBER FOUR, according to the plat thereof as recorded in Plat Book 71, Page 49, 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 5-6-24, within or before a date at least thirty

WITNESS my hand and the seal of this Court this 28 day of March, 2024. STACY M. BUTTERFIELD, CPA,

CLERK OF CIRCUIT COURT As Clerk of Court (SEAL) By: /s/ Carolyn Mack As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff. 210 N. University Drive,

Suite 900,

Coral Springs, FL 33071

April 5, 12, 2024 24-00504K

ath e Ti 3 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.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.

53-2023-CP-002989-0000-XX IN RE: ESTATE OF

ROGER M. PHILLIPS

Deceased.

The administration of the estate of

Roger M. Phillips, deceased, whose date

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

All other creditors of the decedent and other persons having claims or deCLAIM 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 29, 2024.

Personal Representative: **Timothy McLain Phillips** 

4 Bridgewater Drive Winter Haven, Florida 33884 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com Mar. 29; Apr. 5, 2024 24-00458K

# **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

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

or email legal@businessobserverfl.com



### --- ACTIONS ----

THIRD INSERTION

AMENDED NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO .:

THOMAS F/K/A TRACY G. DEAN,

Whose last known residence(s) is/are:

211 144th Ave., Apt. 5, Madeira Beach,

YOU ARE NOTIFIED that an action to

partition the following property in Polk

THE EASTERLY 20.0 FEET

OF LOT 20 AND ALL OF LOT

21, BLOCK 5, MAP OF EDGE-

WOOD PARK, ACCORD-ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 2, OF

THE PUBLIC RECORDS OF

A/K/A 2405 LEBANON RD., LAKELAND, FL 33815

has been filed against you and you are

required to serve a copy of your writ-

ten 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-

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

Estate of Myra Hymes, Marvin

Hymes, and if deceased, his

Plaintiff. v.

Florida limited liability company,

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;

through or under those unknown

natural persons; and the several

and respective unknown assigns,

successors in interest, trustees,

or any other person claiming by,

corporation or other legal entity

natural or corporate whose exact

Tedder, Tax Collector, and Stacy M.

Butterfield, Clerk of Circuit Court &

YOU ARE HEREBY NOTIFIED that

an action to quiet title to the following

Lot 12, Robinson Subdivision,

according to the map or plat thereof as recorded in Plat Book

properties in Polk County, Florida:

legal status is unknown; Joe G.

Comptroller, Defendants.

through, under, or against any

named as a defendant; and all

claimants, persons or parties,

or other parties claiming by,

THIRD INSERTION

POLK COUNTY, FLORIDA.

23-28-22-093500-005201

532023CA005973000000 TRACY GERALDINE DELANO

Plaintiff, vs. ALEJO TRONCO DIAZ,

TO: ALEJO TRONCO DIAZ;

Defendant.

FL 33708

County, Florida:

PARCEL I.D.:

### FOURTH 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. HOL-LOWAY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA K. HOLLOWAY, AND UNKNOWN HEIRS OF THE ESTATE OF MARTHA K. HOLLOWAY YOU ARE HEREBY NOTIFIED that

an action to foreclose on the following

real property in Polk County, Florida: Lot 65, COLONNADES PHASE ONE, a subdivision according to the plat thereof recorded in Plat Book 82, Page 36, of the Public Records of Polk County, Florida.

Parcel ID No.: 23-29-11-139766-000650 Property Address: 4965 Gold-

enview 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

LOGS LEGAL GROUP LLP. Attorneys

for Plaintiff, whose address is 750 Park

of Commerce Blvd., Suite 130, Boca Ra-

ton, FL 33487, before twenty  $\left(28\right)$  days

after the first publication of this notice

and file the original with the clerk of

this court either before service on Plain-

tiff's attorney or immediately thereaf-

ter; otherwise a default will be entered

against you for the relief demanded in

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

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

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call

Court on the 18 day of March, 2024.

750 Park of Commerce Blvd., Suite 130

Default Date 4-25-24

LOGS LEGAL GROUP LLP,

Mar. 22, 29; Apr. 5, 12, 2024

Attorneys for Plaintiff,

Boca Raton, FL 33487

23-329372 RP01 AYL

WITNESS my hand and seal of this

Stacy M. Butterfield

Deputy Clerk

24-00447K

Circuit and County Courts

(SEAL) By: /s/ Carolyn Mack

the Complaint.

711.

### THIRD INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PERSONAL PROPERTY IN THE COUNTY COURT OF POLK COUNTY, FLORIDA Case No: 2023CC006484000000 Ally Bank

### **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: 5TFEM5F11KX141192)

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

### NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY. Defendant(s). FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 532024CA000426000000 FINANCE OF AMERICA

TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUZ M. DIAZ, DECEASED, et. al.

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF LUZ M. DIAZ, DECEASED,

31, Page 14, Public Records of Polk County, Florida, LESS road right of way. 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 20, SONORA HEIGHTS,

nole, FL 33778, (727) 300-1029, or by email at corev@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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED 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) 300-1029corev@cslawpllc.com Mar. 22, 29; Apr. 5, 12, 2024 24-00414K

A/K/A Address: 5991 Waverly

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

Road, Lakes Wales, FL 33859

### ney for Plaintiff, whose address is 210 IN THE CIRCUIT COURT OF THE N. University Drive, Suite 900, Coral

JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

NOTICE OF ACTION

2023CA-007109-0000-00 FREEDOM MORTGAGE

SEAN E. STACK A/K/A SEAN

STACK, ET AL., DEFENDANT(S).

- Current Residence: UNKNOWN
- for Foreclosure of Mortgage on the fol-

ter, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 1 through 3, inclusive, of the Public records of Polk

required to serve a copy of your writ-

ten defenses, if any, to it, on MILLER,

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION CASE NO.: 2024-CA-000527

FREEDOM MORTGAGE CORPORATION.

Plaintiff, vs. JO-ANN MCCOY; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN SPOUSE OF JO-ANN MCCOY; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.

TO: UNKNOWN SPOUSE OF JO-ANN MCCOY, 304 DOGFISH CT, POINCIANA, FL 34759 UNKNOWN TENANT #1, 304 DOG-FISH CT, POINCIANA, FL 34759 UNKNOWN TENANT #2, 304 DOG FISH CT, POINCIANA, FL 34759

YOU ARE NOTIFIED that an action to foreclose to the following properties in Polk County, Florida:

LOT 5, BLOCK 1077, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, IN-CLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 304 Dogfish Ct, Poinciana, FL 34759

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.

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

Please contact the Office of the Court

### SECOND INSERTION

TENTH JUDICIAL CIRCUIT

CASE NO.:

CORPORATION

PLAINTIFF, VS.

TO: Unknown tenant in possession of

the subject property Last Known Address: 669 Lake Shore

Pkwy, Davenport, FL 33896

Current Residence: UNKNOWN TO: Unknown spouse of Sean E. Stack

A/K/A Sean Stack

Last Known Address: 669 Lake Shore Pkwy, Davenport, FL 33896

- Current Residence: UNKNOWN
- TO: Sean E. Stack A/K/A Sean Stack Last Known Address: 669 Lake Shore
- Pkwy, Davenport, FL 33896
- YOU ARE NOTIFIED that an action
- lowing described property: Lot 2, Waterford at Bridgewa-

County, Florida. has been filed against you and you are

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, PLLC, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite

SECOND INSERTION

100E, Greenacres, FL 33467, on or before May 2, 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.

GEORGE & SUGGS, PLLC, Attor-

Springs, FL 33071, on or before 4-25-24, 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 de-manded in the complaint

who needs any accommodation in order to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

court appearance, or immediately upon

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

than 7 days; if you are hearing or voice

impaired, call 711. WITNESS my hand and the seal of

MILLER, GEORGE & SUGGS, PLLC,

Attorney for Plaintiff, 210 N. University Drive, Suite 900,

Coral Springs, FL 33071

Mar. 29; Apr. 5, 2024

STACY M. BUTTERFIELD, CPA. CLERK OF CIRCUIT COURT

(SEAL) By: /s/ Carolyn Mack As Deputy Clerk

As Clerk of Court

24-00454K

this Court this 18 day of March, 2024.

If you are a person with a disability

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

DATED on March 25, 2024. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Carolyn Mack DEPUTY CLERK

SOKOLOF REMTULLA, PLLC 6801 Lake Worth Road, Suite 110E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff Mar. 29; Apr. 5, 2024 24-00482K

(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Councy, day of March, 2024 Stacy M. Butterfield this Court at County, Florida, this 22

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Carolyn Mack DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-164432 Mar. 29; Apr. 5, 2024 24-00469K

### 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

SECOND INSERTION

FLORIDA. TOGETHER WITH 1993 MOBILE HOME VIN NUMBERS GEO72361/723632. 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 4-29-24/

THE UNKNOWN HEIRS, **BENEFICIARIES, DEVISEES,** GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

**REVERSE LLC,** 

she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors,

OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 92, PAGE(S) 22, OF THE PUBLIC RECORDS OF POLK COUNTY.

on Plaintiff's attorney or diately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

(30 days from Date of First Publica

tion of this Notice) and file the original

with the clerk of this court either before

led appear ance is less if you are hearing or voice impaired, call 711. THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO

SECOND INSERTION					
NOTICE OF ACTION -	IN THE ESTATE OF THOMAS P.	Defendants, who are not known to be	86, PAGE 9, PUBLIC RECORDS	If you are a person with a disability	day of March, 2024
CONSTRUCTIVE SERVICE	MASON, JR., DECEASED, et. al.	dead or alive, and all parties having or	OF POLK COUNTY, FLORIDA.	who needs any accommodation in or-	THIS NOTICE SHALL BE PUB-
IN THE CIRCUIT COURT OF THE	Defendant(s),	claiming	has been filed against you and you	der to participate in this proceeding,	LISHED ONCE A WEEK FOR TWO
TENTH JUDICIAL CIRCUIT IN AND	TO: THE UNKNOWN HEIRS, BEN-	to have any right, title or interest in the	are required to serve a copy of your	you are entitled, at no cost to you,	(2) CONSECUTIVE WEEKS.
FOR POLK COUNTY, FLORIDA	EFICIARIES, DEVISEES, GRANT-	property described in the mortgage be-	written defenses, if any, to it on	to the provision of certain assistance.	CLERK OF THE CIRCUIT COURT
GENERAL JURISDICTION	EES, ASSIGNEES, LIENORS,	ing foreclosed herein.	counsel for Plaintiff, whose address is	Please contact the Office of the Court	Stacy M. Butterfield
DIVISION	CREDITORS, TRUSTEES AND ALL	YOU ARE HEREBY NOTIFIED that	6409 Congress Ave., Suite 100, Boca	Administrator, 255 N. Broadway Av-	(SEAL) BY: /s/ Carolyn Mack
CASE NO. 2024CA000006	OTHERS WHO MAY CLAIM AN IN-	an action to foreclose a mortgage on the	Raton, Florida 33487 on or before	enue, Bartow, Florida 33830, (863)	DEPUTY CLERK
CARRINGTON MORTGAGE	TEREST IN THE ESTATE OF THOM-	following property:	April 26, 2024/(30 days from Date	534-4686, at least 7 days before your	ROBERTSON, ANSCHUTZ, AND
SERVICES LLC,	AS P. MASON, JR., DECEASED,	LOT 15, TOGETHER WITH	of First Publication of this Notice)	scheduled court appearance, or imme-	SCHNEID, PL
Plaintiff, vs.	whose residence is unknown if he/she/	THE WESTERLY 1/2 OF VA-	and file the original with the clerk	diately upon receiving this notification	ATTORNEY FOR PLAINTIFF
THE UNKNOWN HEIRS,	they be living; and if he/she/they be	CATED SEQUOYAH DRIVE	of this court either before service on	if the time before the scheduled ap-	6409 Congress Ave.,
BENEFICIARIES, DEVISEES,	dead, the unknown defendants who	LYING EAST AND ADJACENT	Plaintiff's attorney or immediately	pearance is less than 7 days; if you	Suite 100
GRANTEES, ASSIGNEES,	may be spouses, heirs, devisees, grant-	TO LOT 15 OF SEQUOYAH	thereafter; otherwise a default will be	are hearing or voice impaired, call	Boca Raton, FL 33487
LIENORS, CREDITORS,	ees, assignees, lienors, creditors, trust-	RIDGE, ACCORDING TO THE	entered against you for the relief de-	711.	PRIMARY EMAIL: flmail@raslg.com
TRUSTEES AND ALL OTHERS	ees, and all parties claiming an inter-	MAP OR PLAT THEREOF AS	manded in the complaint or petition	WITNESS my hand and the seal of	23-166890
WHO MAY CLAIM AN INTEREST	est by, through, under or against the	RECORDED IN PLAT BOOK	filed herein.	this Court at County, Florida, this 19	Mar. 29; Apr. 5, 2024 24-00459K

# WHO MAY CLAIM AN INTEREST

# RECORDED IN PLAT BOOK est by, through, under or against the

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Are internet-only legal notices sufficient?

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

SECOND INSERTION

### ---- ESTATE ----

### SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 2024CP0009450000 IN RE: ESTATE OF: ESTHER NOEMI LOPEZ

### Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Esther Noemi Lopez, deceased, Case Number 2024CP0009450000, by the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830, that the decedent's date of death was October 18, 2023; that the total value of the estate is \$ 53,653.37 and the name and address of those to whom it has been assigned by such Order is: Name Address

Wilfredo Lopez

1148 Cambridge Drive, Winter Haven, FL 66881

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims

### SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000680 IN RE: ESTATE OF **DENVER O'RION STEPHENS,** Deceased.

The administration of the estate of DENVER O'RION STEPHENS, deceased, whose date of death was September 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-000692 IN RE: ESTATE OF SARIYA D'MIA STEPHENS, Deceased.

The administration of the estate of SARIYA D'MIA STEPHENS, deceased, whose dateof death was September 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, 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

or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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 29, 2024. Person Giving Notice:

Wilfredo Lopez Attorney for Person Giving Notice: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com 24-00483K Mar. 29; Apr. 5, 2024

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

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: March 29, 2024.

AVERY STEPHENS, SR. Personal Representative 607 Adams Street

Lakeland, FL 33815 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 24-00452K Mar. 29; Apr. 5, 2024

### SECOND INSERTION

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

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

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

The date of first publication of this notice is: March 29, 2024. AVERY STEPHENS, SR. Personal Representative

### 607 Adams Street

Lakeland, FL 33815 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com

### 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 .:

532024CA-000038-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JUAN GALARZA, ET AL., DEFENDANT(S).

TO: Unknown spouse of Juan Galarza Last Known Address: 610 Grove St, Winter Haven, FL 33881 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property: Lot 136, Inman Groves Phase

2, according to the plat as recorded in Plat Book 190, Pages 39 through 44, 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, Attor-ney for Plaintiff, whose address is 210 University Drive, Suite 900, Coral Springs, FL 33071, on or before 4-22-24, within or before a date at least thirty (30) days after the first publication of

NOTICE OF ACTION

IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO .: 2023CC004975000000

HOMEOWNERS ASSOCIATION,

ALFONSO R. JENKINS, et al.,

LAKESIDE LANDINGS

TO: Alfonso R. Jenkins

Winter Haven Florida 33881

YOU ARE NOTIFIED that an action to

enforce a lien foreclosure on the follow-

Lot 271, Lakesie Landings Phase

One, according to the map or

plat thereof, as recorded in Plat

Book 147. Page(s) 45 through 55.

inclusive, of the Public Records

A lawsuit has been filed against you and you are required to serve a copy of your

written defenses, if any, to it on, JEN-NIFER SINCLAIR, ESQUIRE, Plain-

tiff's Attorney, whose address is ARIAS

BOSINGER, PLLC, 280 W. Can-ton Avenue, Suite 330, Winter Park,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024 CP 000946 0000 XX

IN RE: ESTATE OF DAVID W. BAKER

Deceased.

The administration of the estate of Da-vid W. Baker, deceased, whose date of

death was January 8, 2024, is pending

in the Circuit Court for Polk County,

Florida, Probate Division, the address

of which is 255 N. Broadway Ave., Bar-

tow, FL 33831. The names and address-

es of the personal representative and

the personal representative's attorney

of Polk County, Florida.

ing property in Polk County, Florida:

INC., Plaintiff, vs.

Defendant(s).

Diamond Jenkins

6070 Grey Heron Dr.

Alfonso R. Jenkins

Diamond Jenkins

19948 Birwood St.

Detroit MI 48221

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

If you are a person with a disability who needs any accommodation in 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 15 day of March, 2024. STACY M. BUTTERFIELD, CPA, CLERK OF CIRCUIT COURT As Clerk of Court (SEAL) By: /s/ Carolyn Mack

As Deputy Clerk MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, 210 N. University Drive, Suite 900, Coral Springs, FL 33071

Mar. 29; Apr. 5, 2024 24-00455K

### SECOND INSERTION

Florida 32789, within thirty (30) days after the first publication of this notice, 4-29-24, 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 de-manded in the Complaint for Lien Foreclosure and Monetary Damages.

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 20, 2024.

Stacey M. Butterfield CLERK OF THE COURT

(SEAL) By: /s/ Carolyn Mack Deputy Clerk JENNIFER SINCLAIR, ESQUIRE Plaintiff's Attorney ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330,

Winter Park, Florida 32789 Mar. 29; Apr. 5, 2024 24-00468K

### --- ESTATE ----

### SECOND INSERTION

THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

notice is March 29, 2024. Personal Representative:

/s/ John Christy Carrozzella. II John Christy Carrozzella, II 260 S. Osceola Ave, Unit 1401 Orlando, FL 32801 Attorney for Personal Representative: /s/ David Pilcher David Pilcher, Attorney Florida Bar Number: 0001562 Bogin, Munns & Munns, P.A. P.O. Box 2807 Orlando, Florida 32802 Telephone: (407) 578-1334 Fax: (407) 578-2181 E-Mail: dpilcher@boginmunns.com Sec. E-Mail: bmmservice@boginmunns.com Addl. E-Mail: kpilcher@boginmunns.com 2240487(21)Mar. 29; Apr. 5, 2024 24-00457K MONA MAGLOIRE A/K/A MARIE

--- ACTIONS ----

**Defendant**(**s**). TO: Barbara Magloire

Last Known Residence: 161 Cimarron

TO: Unknown Spouse of Barbara

Last Known Residence: 161 Cimarron

Ln Kissimmee, FL 34759

property in POLK County, Florida: LOT 11, BLOCK 3037, POIN-

RECORDS OF POLK COUNTY, has been filed against you and you

### NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA00494500000

WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-4, ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff. VS.

M. MAGLOIRE A/K/A MARIE MONA MAGLOIRE A/K/A M. MAGLOIRE; et al.,

Ln Kissimmee, FL 34759

Magloire

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

CIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, AT PAGES 29-52, PUBLIC

FLORIDA

are required to serve a copy of your

written defenses, if any, to it on AL-DRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 4-29-24, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on March 20, 2024. Stacy M. Butterfield

As Clerk of the Court (SEAL) By: /s/Carolyn Mack As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney,

5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1221-15124B Ref# 7232

Mar. 29; Apr. 5, 2024 24-00470K

ney for Plaintiff, whose address is 210

N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 4-29-

24, 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

therafter; otherwise a default will be entered against you for the relief de-

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice impaired, call 711.

this Court this 21 day of March, 2024. STACY M. BUTTERFIELD, CPA,

MILLER, GEORGE & SUGGS, PLLC,

WITH A LINE BEARING N 80

DEGREES 00' 32" W. FROM

THE POINT OF BEGINNING;

RUN THENCE S 80 DEGREES 00' 32" E, 124 FEET MORE OR

LESS TO THE POINT OF BE-

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on counsel

for Plaintiff whose address is 6409

Congress Avenue, Suite 100, Boca Ra-

ton, Florida 33487 on or before May 3,

Attorney for Plaintiff,

210 N. University Drive,

Suite 900, Coral Springs, FL 33071

Mar. 29; Apr. 5, 2024

GINNING.

SECOND INSERTION

WITNESS my hand and the seal of

CLERK OF CIRCUIT COURT

As Clerk of Court (SEAL) By: /s/ Carolyn Mack

As Deputy Clerk

24-00466K

manded in the complaint

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

SECOND INSERTION

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

CASE NO.: 2024CA-000099-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. SANDRA LIZ ARISTUD AGOSTO A/K/A AGOSTO SANDRA ARISTUD A/K/A SANDRA ARISTUD AGOSTO A/K/A SANDRA L. ARISTUD A/K/A

SANDRA L. ARISTUD AGOSTO A/K/A SANDRA L. ARISTUDAGOSTO A/K/A SANDRA

LIZ ARISTUD A/K/A SANDRA ARISTUD, ET AL.,

lowing described property:

Florida.

### DEFENDANT(S). TO: Unknown tenant in possession of the subject property Last Known Address: 722 Franklin Ct,

Haines City, FL 33844 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

Lot 22, Liberty Square, accord-

ing to map or plat thereof as recorded in Plat Book 147, Pages

39 through 44, inclusive of the

Public Records of Polk County,

has been filed against you and you are

required to serve a copy of your writ-ten defenses, if any, to it, on MILLER,

GEORGE & SUGGS, PLLC, Attor-

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. 2024CA000163000000

OF THIS NOTICE ON THEM. All other creditors of the decede and other persons having claims or de

	Secondary Email:	
ent	jrivera@hnh-law.com	
le-	Mar. 29; Apr. 5, 2024	5

### SECOND INSERTION

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-004310 IN RE: ESTATE OF JOSEPHINE R. BORGES. Deceased.

The administration of the estate of JOSEPHINE R. BORGES. deceased. whose date of death was September 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, 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 24-00451K

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 29, 2024

### Personal Representative[s]: THERESA BUTLER

c/o K. Wade Boyette, Esquire Attorney for Personal Representative[s]: K. WADE BOYETTE, JR., Esquire Florida Bar No. 0977111 BOYETTE, CUMMINS & NAILOS, PLLC 1635 E. Highway 50, Suite 300 Clermont, FL 34711 Telephone: 352-394-2103 Fax: 352-394-2105 Email: wboyette@bcnlawfirm.com pwheeler@bcnlawfirm.com 24-00477K Mar. 29; Apr. 5, 2024

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

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



CARRINGTON MORTGAGE

FREDERICK LAMAR BROWN,

SERVICES LLC,

Plaintiff. vs.

JR, et. al.

Defendant

TO: FREDERICK LAMAR BROWN, JR, UNKNOWN SPOUSE OF FRED-ERICK LAMAR BROWN, JR. whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed here-

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

following property: THAT PART OF LOTS 71 AND 72, OF CONVEYANCE LAND-ING PHASE TWO, AS RE-CORDED IN PLAT BOOK 77, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE NORTHEAST COR-NER OF LOT 72 AND RUN THENCE S 12 DEGREES 21' 17 W, ALONG THE EASTERLY BOUNDARY THEREOF 4.95 FEET TO THE POINT OF BE-GINNING; CONTINUE S 12 DEGREES 21' 17" W, ALONG THE EASTERLY BOUNDARY OF LOTS 72 AND 71, A DIS-TANCE OF 48.61 FEET, RUN THENCE N 76 DEGREES 19 18" W, 124 FEET, MORE OR LESS, TO THE APPROXI-MATE 100 YEAR FLOOD LINE AS SHOWN ON THE PLAT OF CYPRESS LANDING PHASE TWO; RUN THENCE NORTH-ERLY ALONG SAID APPROXI-MATE 100 YEAR FLOOD LINE TO THE INTERSECTION

2024/(30 days from Date of First P lication 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.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

WITNESS my hand and the seal of this Court at County, Florida, this 26 day of March, 2024.

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

23-166624 Mar. 29; Apr. 5, 2024 24-00485K

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

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

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN 60

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entlited, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

DAYS AFTER THE SALE.

### --- SALES ----

### 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-004386

### U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

### BRIAN ANTONIO IRIZARRY AKA BRIAN A. IRIZARRY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in Case No. 2023-CA-004386 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Brian Antonio Irizarry aka Brian A. Irizarry, Wendy Luz Irizarry, Florida Housing Finance Corporation, United States of America Acting through Secretary of Housing and Ur-

ban Development, Solar Mosaic, Inc., Highland Meadows 5 Homeowners As sociation, 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 23, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 222 OF RIDGE AT HIGH-LAND MEADOWS, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 164, PAGE 43, PUB-LIC RECORDS OF POLK COUN-TY, FLORIDA. A/KIA 942 FALLON HILLS DRIVE HAINES CITY FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property 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 immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 26 day of March, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 23-003940 Mar. 29; Apr. 5, 2024 24-00476K

### 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. 2021CA002725000000 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS

TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST. Plaintiff, vs. THE UNKNOWN HEIRS/

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY WYATT, DECEASED AND SANDRA HENSON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 14, 2024, and entered in 2021CA002725000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein BANK OF NEW YORK MEL-LON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,

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.: 53-2023-CA-004385

MELISSA LYNETTE FLORES AKA

NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated March 19, 2024, and entered in

Case No. 53-2023-CA-004385 of the

Circuit Court of the Tenth Judicial Cir-

cuit in and for Polk County, Florida in

which U.S. Bank National Association,

is the Plaintiff and Melissa Lynette

Flores, Poinciana Village Eight Asso-

ciation, Inc., Association of Poinciana

Villages, Inc., Unknown Party#1 N/K/A

**RE-NOTICE OF** 

FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

MELISSA L. FLORES, et al,

U.S. BANK NATIONAL

ASSOCIATION,

Defendant(s).

Plaintiff,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF NANCY WYATT AKA ANNA WYATT, DE-CEASED; SANDRA HENSON; UNIT-ED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVEL-**OPMENT: FOUNDATION FINANCE** COMPANY, LLC.; SUZANNE WYATT; NANCY PORTER; PATRICIA WY-ATT; KIMBERLY WYATT; CHERYL THRASHER; STATE OF FLORIDA, DEPARTMENT OF REVENUE 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 15, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 26, OAK TRAIL, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 71, PAGE 29 AND 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH 1985 MOBILE HOME ID# SHS4WGA05852961A AND B Property Address: 4639 BRI-DLE PATH DR, LAKELAND, FL 33810

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

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

Attorney for Plaintiff Mar. 29; Apr. 5, 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. 2023-CA-000158 PENNYMAC LOAN SERVICES, LLC, Plaintiff. vs.

JANICE A EDWARDS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered March 14, 2024 in Civil Case No. 2023-CA-000158 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Janice A Edwards, et al., are Defendants, the Clerk of Court, STACY BUT-TERFIELD, 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 29th day of April, 2024 at 10:00 AM on the following described propertv as set forth in said Summary Final Judgment, to-wit:

Lot 94, RIDGE OF DUNDEE. according to the Plat thereof, recorded in Plat Book 137, Page(s) 8 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 dis-ability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 24-00463K

FOR POLK COUNTY, FLORIDA

### LLC. Plaintiff(s), v. LAKELAND TWO TRUST and POLK CUSIP 22 TRUST.

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court. Stacy M. Butterfield, shall sell the following described real property at a public sale online at https://polk.realforeclose.com/ to the highest bidder or bidders for cash beginning at 10:00 a.m. on April

SECOND INSERTION

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

2023CC-002860-0000-00 ROUTE 27 ASSOCIATES, LTD, SUN COMMUNITIES OPERATING LIMITED PARTNERSHIP, COLLECTIVELY DBA THE RIDGE Plaintiff(s) VS. STEVEN YORK SILVA

### **Defendant**(s)

Notice is hereby given that pursuant to a Final Judgment entered on February 5, 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:

2004 HMMT mobile home bearing vehicle identification numbers FLHMBC177150595A and FLHMBC177150595B Property Address: 142 Sunset Ridge Loop, Lot No. 395, Daven-

port. Florida 33897. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 19TH day of APRIL, 2024.

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

FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO .:

2022CA-001963-0000-00 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs. JESSICA CHRISTMAS;

ANTHONY CHRISTMAS; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNKNOWN SPOUSE OF ANTHONY CHRISTMAS; UNKNOWN SPOUSE OF JESSICA CHRISTMAS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

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

PARCEL A: THE EAST 980.00 FEET OF THE SOUTH 165.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA. PARCEL B: THE NORTH 50.00 FEET OF THE SOUTH 165.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY,FLORIDA, LESS AND EXCEPT THE EAST 980.00 FEET THEREOF, AND

### mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of the Court on this 15th day of March, STACY M. BUTTERFIELD, CPA

Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/Lynette Burke Deputy Clerk Mar. 29; Apr. 5, 2024 24-00450K

SECOND INSERTION

2024.

LESS AND EXCEPT EXISTING RIGHT OF WAY FOR OLD DI-XIE HIGHWAY. PROPERTY ADDRESS: 3715 OLD DIXIE HWY, AUBURN-

DALE, FL 33823 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability

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

Dated this 21 day of March 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-00673 Mar. 29; Apr. 5, 2024 24-00456K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO at 10:00am EST on the April 23, 2024 the following described property as set IN THE CIRCUIT COURT OF THE forth in said Final Judgment of Fore-TENTH JUDICIAL CIRCUIT IN AND

closure: LOT 22, BLOCK A, NORTH-

SHORE HIGHLANDS, AC-

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 23, 2024  $\,$ the following described property as set forth in said Final Judgment of Foreclosure:

29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF

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

contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686,

Florida Bar #96533 Justin Swosinski, Esq. CT - 23-003581 Mar. 29; Apr. 5, 2024

### SECOND INSERTION

cuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclosure at 10:00AM on the 21st day of May, 2024, the following described

der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 25th day of March, 2024.

711. Dated this 26 day of March, 2024. Bv: \S\Danielle Salem\_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 20-079976 - NaC

SECOND INSERTION

John Doe, are defendants, the Polk County Clerk of the Circuit Court will

LOT 2, BLOCK 824, OF POINCI-ANA NEIGHBORHOOD 2, VIL-LAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 53, PAGES

POLK COUNTY, FLORIDA. A/K/A 2004 BEGONIA WAY POINCIANA FL 34759

If you are a person with a disability

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time

m 24-00475K

before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated this 26 day of March, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Swosinski
Elonido Bon #06522

24-00479K 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

SECOND INSERTION

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

CASE NO: 532023CA006604000000 BASSEDENA CIRCLE HOLDINGS,

# Defendant(s).

23,2024;

LOT 56, AND THE WEST 15 FFFT OF LOT 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

Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07832FL Mar. 29; Apr. 5, 2024

FENTH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA001841000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. MARY J. BABYLON, MARY A. WRIGHT: ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to the Order on Motion to Cancel and Reschedule the March 22, 2024 Foreclosure Sale dated the 19th day of March, 2024, and entered in Case No. 2022CA001841000000, of the Circuit

Court of the Tenth Judicial Circuit in

and for Polk County, Florida, wherein

Freedom Mortgage Corporation is the

Plaintiff and MARY J. BABYLON; MARY A. WRIGHT; and LAKE DEX-

TER WOODS HOMEOWNERS AS-SOCIATION, INC., are defendants. Stacy M. Butterfield, CPA, Clerk of

property as set forth in said Final Judgment, to wit: LAKE DEXTER LOT 87, WOODS, PHASE TWO, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON 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-

--- PUBLIC SALES ---

By: /s/ Liana R. Hall Liana R. Hall Bar No. 173813

Submitted by:

Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-0685 Mar. 29, Apr. 5, 2024 24-00467K Parcel Identification Number: 23-28-01-018000-010521 ("Property").

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

DATED March 25, 2024 PREMIER LAW PLLC 6706 N. Nebraska Ave. #8386 Tampa, Florida 33604 Phone: 954.866.5255 Email: Premierlawpllc@gmail.com /s/ Derek A. Carrillo, Esq. DEREK A. CARRILLO, ESQ. Florida Bar Number: 111919 Attorney for the Uncontested Parties Mar. 29; Apr. 5, 2024 24-00465K

CASE NO.: 2023-CA-004711 CELINK, Plaintiff, vs THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FLORA LEE HAMPTON AKA FLORA HAMPTON, DECEASED, et al,

CHAPTER 45

FOR POLK COUNTY, FLORIDA

CIVIL ACTION

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 19, 2024, and entered in Case No. 2023-CA-004711 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Celink, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees or other claimants claiming by, through, under, or against Flora Lee Hampton aka Flora Hampton, deceased, Rodrick Hampton, Michael Dean Hampton, Sr., Lorenzo Hampton, Tavares F. Hampton, Shavonda West aka Shavonda Vontice West aka Shavonda V West aka S West, Tracey Hampton, Reuben Hampton, III aka Reuben Hampton, United States of America Acting through Secretary of Housing and Urban Development, Polk County Clerk of the Circuit Court, 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

CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 27 OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA. A/K/A 825 WILDABON AVE LAKE WALES FL 33853

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 22 day of March, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 23-002294 Mar. 29; Apr. 5, 2024 24-00464K

Circuit Court as the Clerk of the Cir-

	SECOND INSERTION		
NOTICE OF PUBLIC SALE	with Florida Statutes, Section 715.109:	PREPARED BY:	
The following personal property of	1962 GENE MOBILE HOME,	J. Matthew Bobo	
MICHAEL JAMES KIRKLAND, will,	VIN: 64X42034A, TITLE	Lutz, Bobo & Telfair, P.A.	
on April 11, 2024, at 10:00 a.m., at 355	NO.: 0001018738, and VIN:	2 North Tamiami Trail,	
Chub Street, Lot #355, Lakeland, Polk	64X42034B, TITLE NO.:	Suite 500	
County, Florida 33815; be sold for cash	0001018737 and all other per-	Sarasota, Florida 34236	
to satisfy storage fees in accordance	sonal property located therein	Mar. 29; Apr. 5, 2024	24-00484K

# Why Public Notice Should **Remain in Newspapers**

Along with open meeting and freedom of information laws, public notice is an essential element of the

# three-legged stool of government transparency



•••		•••
	VS	

This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet

> Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

# prevent government officials from hiding information

they would prefer the public not to see





Publishing notices on the internet is neither cheap nor free

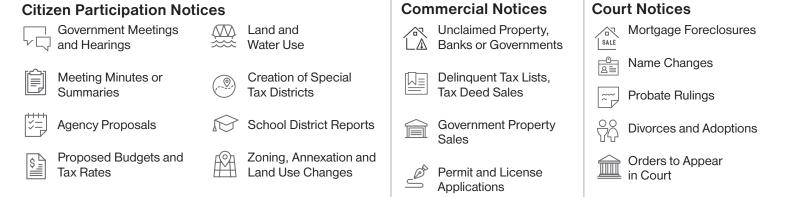


Newspapers remain the primary vehicle for public notice in

all 50 states



**Court Notices** 



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