

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, KISSIMMEE, 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, Kissimmee, 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 SECTION 865.09, 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
April 5, 2024 24-00520K

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
April 5, 2024 24-00501K

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 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
April 5, 2024 24-00514K

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 TENDER TRANSITIONS SPECIALTY 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, 2024
HORNE GWEN
April 5, 2024 24-00512K

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 BJ'S 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
April 5, 2024 24-00508K

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
April 5, 2024 24-00513K

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-

--- ESTATE ---

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.: 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 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or de-

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001100-CP
Division Probate
IN RE: ESTATE OF RODNEY STUART HANKISON Deceased.
The administration of the estate of Rodney Stuart Hankison, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court

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 respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
April 5, 2024 24-00488K

FIRST INSERTION
mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME 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: April 5, 2024.
ANN CHASTEEN
Personal Representative
5435 Milroy Road,
Indianapolis, Indiana 46216
/s/Carina M. de la Torre
Carina M. de la Torre
Indiana 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, the address of which is Polk County Clerk of Court, 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the proposed personal representative and the proposed 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

--- ESTATE ---

FIRST INSERTION
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

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

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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND 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

FIRST INSERTION
AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this

copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this

to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is April 5, 2024.
Proposed Personal Representative:
Signature: /s/ Nh
(Mar 31, 2024 17:05 EDT)
Email: wonda777@hotmail.com
Norah Hankison
2928 Maplewood Avenue

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 April 5, 2024.
Proposed Personal Representative:
Signature: /s/ Nh
(Mar 31, 2024 17:05 EDT)
Email: wonda777@hotmail.com
Norah Hankison
2928 Maplewood Avenue

notice is April 5, 2024.
Ancillary Personal Representative:
/s/ Shelly Castillo
Shelly Castillo
Attorneys for Ancillary Personal Representative:
/s/ Heidi W. Isenhart
Heidi W. Isenhart
Florida Bar Number: 123714
E-Mail: hisenhart@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
E-Mail: cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place,
Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary E-Mail: Probateservice@shuffieldlowman.com
April 5, 12, 2024 24-00511K

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:
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

FIRST INSERTION
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

FIRST INSERTION
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

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

--- ESTATE ---

FIRST INSERTION

**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 Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 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.com
Secondary E-Mail:
ahall@straughnturner.com
April 5, 12, 2024 24-00522K

--- SALES ---

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,
Plaintiff, vs.
CHRISTOPHER JAMES
INGLEDUE; LINDA BEGLEY
NEESE A/K/A LINDA ANN NEESE;
ANY UNKNOWN PARTY WHO
MAY CLAIM AS HEIR, DEVISEE,
GRANTEE, ASSIGNEE, LIENOR,
CREDITOR, TRUSTEE, OR OTHER
CLAIMANT, BY, THROUGH,
UNDER OR AGAINST WILMA
JEAN BEGLEY A/K/A WILMA J.
BEGLEY; DALE ROBERT;
UNKNOWN SPOUSE OF DALE
ROBERT; KAREN GAIL PEDLEY
A/K/A KAREN GAIL BEGLEY;
UNKNOWN SPOUSE OF KAREN
GAIL PEDLEY A/K/A KAREN
GAIL BEGLEY; BRENDA SELL;
UNKNOWN SPOUSE OF BRENDA
SELL; and UNKNOWN TENANT
Defendant.**

NOTICE IS HEREBY GIVEN pursuant 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 CHRISTOPHER JAMES INGLEDUE, LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY, DALE ROBERT, UNKNOWN SPOUSE OF DALE ROBERT, KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY, BRENDA SELL, UNKNOWN SPOUSE OF BRENDA SELL, and UNKNOWN TENANT, are the Defendants, that Stacy M. Butterfield, 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 date at website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:

LOT 34, OAK TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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 UNCLAIMED, 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
secondary 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

**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 Plaintiff 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

1, PAGE 69, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
TAX ID:
26-28-28-605000-006060

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
April 5, 12, 2024 24-00518K

FIRST INSERTION

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

**CASE NO: 2023CA004790000000
DAVE MURACO,
Plaintiff, v.
GREGORY WIDRICK, et al,
Defendant(s)**

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 Muraco, 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 RECORDED IN PLAT BOOK 132 PAGES 3 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.
Property Address: 521 Chelsea Ave
Davenport FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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.
The JD Law Firm
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 24-00519K

FIRST INSERTION

**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,
INC., a Florida Not-For-Profit
Corporation,
Plaintiff, v.**

**MARIA ELISA OTERO MERCADO;
UNKNOWN SPOUSE OF MARIA
ELISA OTERO MERCADO; JUAN
RAMON OTERO NEGRON;
UNKNOWN SPOUSE OF JUAN
RAMON OTERO NEGRON &
ANY UNKNOWN PERSON(S) IN
POSSESSION,
Defendants.**

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 ASSOCIATION, 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

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 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
April 5, 12, 2024 24-00533K

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. 532023CA005190000000
Freedom Mortgage Corporation,
Plaintiff, vs.
Luis M. Mauro Calderin, et al.,
Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005190000000 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; Yorla Barreras Reyes 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 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 RECORDED IN PLAT BOOK 73, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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 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 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

**NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA**
CASE NO.: 2022-CA-001937

**PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
ROSE MARY BURGOS, et al.,
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 County, Florida, to wit:

Lot 78, Whispering Ridge Phase 1, according to the map or plat thereof, as recorded in Plat Book 147, Page(s) 1 through 10, inclusive, of the public records of Polk County, Florida.
Property Address: 1132 Roberta Road, Lake Wales, FL 33853
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, 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 #21188
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

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 name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

1/2024_115

SAVE TIME

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

1/2024_115

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 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. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 13 day of May, 2024, the following described property as set forth in said Final Judgment, to wit:
 LOT 13, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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 CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 29 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
 ervices@decubaslewis.com
 23-02050
 April 5, 12, 2024 24-00505K

FIRST INSERTION

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, 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 Ram 5500 Chassis (VIN No: 3C7WRMDJ2KG686523)
 This action has been filed against you

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

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

WITNESS my hand and seal of this Court on the 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

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 LANDINGS PHASE ONE, ACCORDING 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 complaint or petition.

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

THIS NOTICE SHALL BE PUBLISHED 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

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, vs.
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 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 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

PLAT BOOK 142, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 A/K/A 1846 GALLOWAY TERRACE 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 LAW
 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

FIRST INSERTION

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

CASE NO. 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, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca

Raton, Florida 33487 on or before 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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 1st day of April, 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
 23-168312
 April 5, 12, 2024 24-00517K

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.: 2022CA002720000000
FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES 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 Freddy 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 following described property:

LOT 11, CREEKSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE(S) 23 THROUGH 28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

CORDED IN PLAT BOOK 136, PAGE(S) 23 THROUGH 28, 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 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 publication 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

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

CASE NO.: 2022-CA-002225
FLAGSTAR BANK, N.A., Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al., Defendants.

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 bidder 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

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 Mortgagee, 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 2nd 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 24-00510K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2024CA000160000000
LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs.
SHEMISE N. JACKSON A/K/A SHEMISE JACKSON, et al., Defendant.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF EUNICE DIXON A/K/A EUNICE BEATRICE 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 LEBERT DIXON, 909 N RUTH AVE, LAKELAND, FL 33815
 UNKNOWN SPOUSE OF DONSHEA SAINT LOUIS, 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 BONNET PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.
 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 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled 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

FIRST INSERTION

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

Case No: 2023CC008020000000
Ally Bank

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

TO: Romunda Thompson a/k/a Romunda Jean Thompson: LAST 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); 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 Lexus NX 300 (VIN No: JTTJYARBZ9K2122005)
 This action has been filed against you

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

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

WITNESS my hand and seal of this Court on the 19 day of March, 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
 23-329686 RP01 AYL
 April 5, 12, 19, 26, 2024 24-00496K

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com
 Business Observer

--- ACTIONS ---

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: DAFNE 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 follow-
ing 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"

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 at-
torneys or immediately thereafter; oth-
erwise 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance 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
April 5, 12, 2024 24-00489K

FIRST INSERTION

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
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:
Lot 294, LAKE MARIANA
ACRES UNIT THREE, a sub-
division 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 cer-
tain 1986 CYPR singlewide
mobile home with VIN No.
C14010881065 situated thereon.
AND
An undivided 1/331 interest in

the recreation area as shown on
the plat of LAKE MARIANA
ACRES, according to the plat
thereof recorded in Plat Book 64,
Page 10, of the Public Records of
Polk County, Florida;
AND

An undivided 1/331 interest in
Lot 232 of LAKE MARIANA
ACRES UNIT TWO, accord-
ing to the plat thereof recorded
in Plat Book 71, Page 35, of the
Public Records of Polk County,
Florida.
Property Address: 1941 Re-
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 origi-
nal 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 Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

DATE: March 26, 2024
Stacy M. Butterfield
Clerk of the Court

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

FIRST INSERTION

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.

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 follow-
ing 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 writ-
ten defenses, if any, to it on eXL Legal,
PLLC, Plaintiff's attorney, whose ad-

dress is 12425 28th Street North, Suite
200, St. Petersburg, FL 33716, on or be-
fore 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 Plain-
tiff's attorney or immediately thereaf-
ter; 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 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 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
100009730
April 5, 12, 2024 24-00498K

FIRST INSERTION

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

CASE NO. 2024CA000003000000
CARRINGTON MORTGAGE
SERVICES, LLC,
PLAINTIFF,
VS.
SAMANTHA PAULINE JOHNSON
A/K/A SAMANTHA JOHNSON
A/K/A SAMANTHA P. JOHNSON,
ET AL.
DEFENDANT(S).

To: JOSHUA LEE JOHNSON A/K/A
JOSHUA L. JOHNSON
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 2575 Ed-
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
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
County, Florida

has been filed against you, and you are
required to serve a copy of your written
defenses, if any, to this action, on Trom-
berg, Morris & Poulin, PLLC, attorneys
for Plaintiff, whose address is 600 West

Hillsboro Boulevard, Suite 600, Deer-
field Beach, FL 33441, and file the origi-
nal with the Clerk of the Court, within
30 days after the first publication of this
notice, either before 5-3-24 or immedi-
ately thereafter, otherwise a default may
be entered against you for the relief de-
manded in the Complaint.

If you are a person with a disability
who needs any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance 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 Hillsboro 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 BECKMAN A/K/A TONYA
MARIE BECKMAN AND JOHN
BECKMAN, ET AL.,
DEFENDANT(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 Re-
cords of Polk County, Florida.

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-
ney 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 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

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.

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

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.

The administration of the estate of
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
below.

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

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

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

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

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

The date of first publication of this
notice is March 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@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
Mar. 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 Cir-
cuit 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 per-
sonal representative's attorney are
set forth below.

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

ON THEM.

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

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

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

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

Personal Representative:
Richard Geddie, 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

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
of death was July 3, 2023, is pending in
the Circuit Court for Polk County, Flori-
da, 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 attor-
ney are set forth below.

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

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

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

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

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

The date of first publication of this
notice is March 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@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.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

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

--- ACTIONS ---

FOURTH INSERTION

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

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

TO: ESTATE OF MARTHA K. HOLLOWAY, UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF MARTHA K. HOLLOWAY, AND UNKNOWN HEIRS OF THE ESTATE OF MARTHA K. HOLLOWAY

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

has been filed against you in the Cir-

cuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before April 17, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATE: March 11, 2024
STACY M. BUTTERFIELD
Clerk of the Court
By: Deputy Clerk
Gregory A. Sanoba, Esquire,
422 South Florida Avenue,
Lakeland, Florida 33801
Mar. 15, 22, 29; Apr. 5, 2024
24-00400K

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.:
532023CA005973000000
**TRACY GERALDINE DELANO
THOMAS F/K/A TRACY G. DEAN,
Plaintiff, vs.**
**ALEJO TRONCO DIAZ,
Defendant.**

TO: ALEJO TRONCO DIAZ;
Whose last known residence(s) is/are:
211 144th Ave., Apt. 5, Madeira Beach,
FL 33708

YOU ARE NOTIFIED that an action to partition the following property in Polk County, Florida:

THE EASTERLY 20.0 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 5, MAP OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL I.D.:
23-28-22-093500-005201
A/K/A 2405 LEBANON RD.,
LAKELAND, FL 33815
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TRACY GERALDINE DELANO THOMAS F/K/A TRACY G. DEAN c/o Corey W. Szalai, Esq., Corey Szalai Law, PLLC, the Plaintiff's attorney, whose address is 10333 Seminole Blvd., Unit 2, Semi-

nole, FL 33778, (727) 300-1029, or by email at corey@cslawpllc.com, on or before April 22, 2024, and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED at Polk County this 14 day of March, 2024.

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

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.:
2023CA-007109-0000-00
**FREEDOM MORTGAGE
CORPORATION**
Plaintiff, vs.
**SEAN E. STACK A/K/A SEAN
STACK, ET AL.,
DEFENDANT(S).**

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

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

Lot 2, Waterford at Bridgewater, 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 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 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 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 18 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 24-00454K

THIRD INSERTION

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

Case No.: 2023CC006484000000

Ally Bank
v.
Besner Janvier
Defendant(s).

TO: Besner Janvier: LAST KNOWN ADDRESS: 1864 Emily Dr., Winter Haven, FL 33884 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Polk County, Florida, more particularly described as follows:

2019 Toyota Tundra (VIN No: 5TFEM5F1KX141192)

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

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

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

WITNESS my hand and seal of this Court on the 18 day of March, 2024.

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

THIRD INSERTION

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

CIVIL DIVISION
CASE NO.: 24-CA-000922
**S.A.W. PROPERTIES, LLC, a
Florida limited liability company,
Plaintiff, v.**

**Estate of Myra Hymes, Marvin
Hymes, and if deceased, his
unknown spouse(s), if any, and with
respect to any of the foregoing, their
heirs, devisees, grantees, creditors,
and all other parties claiming by,
through, under or against them;
or other parties claiming by,
through or under those unknown
natural persons; and the several
and respective unknown assigns,
successors in interest, trustees,
or any other person claiming by,
through, under, or against any
corporation or other legal entity
named as a defendant; and all
claimants, persons or parties,
natural or corporate whose exact
legal status is unknown; Joe G.
Tedder, Tax Collector, and Stacy M.
Butterfield, Clerk of Circuit Court &
Comptroller, Defendants.**

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

Lot 12, Robinson Subdivision, according to the map or plat thereof as recorded in Plat Book 31, Page 14, Public Records of Polk County, Florida, LESS road right of way.

A/K/A Address: 5991 Waverly Road, Lakes Wales, FL 33859

has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Esq., Whitfield Law, LLC, located at 10150 Highland Manor Dr., Suite #200, Tampa, Florida 33610, and file the original with the clerk of this court on or before 4-15-24 either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

SECOND INSERTION

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 DOGFISH CT, POINCIANA, FL 34759
UNKNOWN TENANT #2, 304 DOGFISH CT, POINCIANA, FL 34759

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

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

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 110E, 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.

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 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

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,

FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO.

532024CA000426000000

**FINANCE OF AMERICA
REVERSE LLC,**
Plaintiff, vs.
**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,**

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

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LUZ M. DIAZ, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors,

trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 20, SONORA HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 92, PAGE(S) 22, OF THE PUBLIC RECORDS OF POLK COUNTY,

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/ (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 PUBLISHED ONCE A WEEK FOR TWO

(2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 22 day of March, 2024

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Carolyn Mack
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-164432
Mar. 29; Apr. 5, 2024 24-00469K

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 2024CA000006

**CARRINGTON MORTGAGE
SERVICES LLC,**
Plaintiff, vs.
**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST**

**IN THE ESTATE OF THOMAS P.
MASON, JR., DECEASED, et. al.**
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THOMAS P. MASON, JR., DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the

Defendants, who are not known to be dead or alive, and all parties having or claiming

to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 15, TOGETHER WITH THE WESTERLY 1/2 OF VACATED SEQUOYAH DRIVE LYING EAST AND ADJACENT TO LOT 15 OF SEQUOYAH RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

86, PAGE 9, 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 Ave., Suite 100, Boca Raton, Florida 33487 on or before April 26, 2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

WITNESS my hand and the seal of this Court at County, Florida, this 19

day of March, 2024

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

CLERK OF THE CIRCUIT COURT
Stacy M. Butterfield
(SEAL) BY: /s/ Carolyn Mack
DEPUTY CLERK
ROBERTSON, ANSCHUTZ, AND
SCHNEID, PL
ATTORNEY FOR PLAINTIFF
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
23-166890
Mar. 29; Apr. 5, 2024 24-00459K

Are internet-only legal notices sufficient?

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 fulfill all of those standards.



--- 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

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. NOTWITHSTANDING ANY OTHER APPLICABLE 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.

Personal 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
Mar. 29; Apr. 5, 2024 24-00483K

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'RIAN STEPHENS,
Deceased.

The administration of the estate of DENVER O'RIAN 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-

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

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

NOTWITHSTANDING THE TIME 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:
jrvera@hnh-law.com
Mar. 29; Apr. 5, 2024 24-00452K

SECOND INSERTION

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 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-

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

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

NOTWITHSTANDING THE TIME 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:
jrvera@hnh-law.com
Mar. 29; Apr. 5, 2024 24-00451K

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

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

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

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

The date of first publication of this notice is March 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
Mar. 29; Apr. 5, 2024 24-00477K

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, Attorney for Plaintiff, whose address is 210 N. 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

this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 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

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CC004975000000
LAKESIDE LANDINGS
HOMEOWNERS ASSOCIATION,
INC.,
Plaintiff, vs.

ALFONSO R. JENKINS, et al.,

Defendant(s).

TO: Alfonso R. Jenkins

Diamond Jenkins

6070 Grey Heron Dr.

Winter Haven Florida 33881

Alfonso R. Jenkins

Diamond Jenkins

19948 Birwood St.

Detroit MI 48221

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:

Lot 271, Lakeside 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 of Polk County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on JENNIFER SINCLAIR, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789

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 demanded 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

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 David 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., Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is March 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: bmmsservice@boginmunns.com

Addl. E-Mail: kpilcher@boginmunns.com

2240487 (21)

Mar. 29; Apr. 5, 2024 24-00457K

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA004945000000
WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN
TRUST 2007-4, ASSET-BACKED
CERTIFICATES, SERIES 2007-4,
Plaintiff, vs.

MONA MAGLOIRE A/K/A MARIE

M. MAGLOIRE A/K/A MARIE

MAGLOIRE; et al.,

Defendant(s).

TO: Barbara Magloire

Last Known Residence: 161 Cimarron

Ln Kissimmee, FL 34759

TO: Unknown Spouse of Barbara

Magloire

Last Known Residence: 161 Cimarron

Ln Kissimmee, FL 34759

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

LOT 11, BLOCK 3037, POINCIANA, NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, AT PAGES 29-52, 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 ALDRIDGE 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

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.:

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.,

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 following described property:

Lot 22, Liberty Square, according to map or plat thereof as recorded in Plat Book 147, Pages 39 through 44, inclusive of the Public Records of Polk County, Florida.

WITNESS my hand and the seal of this Court this 21 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 24-00466K

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 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 21 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

--- 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,

vs.

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 Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at 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 HIGHLAND MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 164, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, 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 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 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 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 JUDICIAL 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 BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of April, 2024 at 10:00 AM on the following described property 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 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 26 day of March, 2024. By: /s/ Robyn Katz Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07832FL

Mar. 29; Apr. 5, 2024 24-00463K

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 FLHMB177150595A and FLHMB177150595B

Property Address: 142 Sunset Ridge Loop, Lot No. 395, Davenport, 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.

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

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

WITNESS my hand and the seal of the Court on this 15th day of March, 2024.

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

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, GRANTEEES, 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 MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NANCY WYATT AKA ANNA WYATT, DECEASED; SANDRA HENSON; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FOUNDATION FINANCE COMPANY, LLC.; SUZANNE WYATT; NANCY PORTER; PATRICIA WYATT; 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 29 AND 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A 1985 MOBILE HOME ID# SHS4WGA05852961A AND B Property Address: 4639 BRIDLE PATH DR, LAKE LAND, FL 33810

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

than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 26 day of March, 2024.

By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 20-079976 - NaC

Mar. 29; Apr. 5, 2024 24-00479K

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.: 53-2023-CA-004385

U.S. BANK NATIONAL ASSOCIATION,

Plaintiff,

vs.

MELISSA LYNETTE FLORES AKA MELISSA L. FLORES, et al,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant 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 Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Melissa Lynette Flores, Poinciana Village Eight Association, Inc., Association of Poinciana Villages, Inc., Unknown Party#1 N/K/A

John Doe, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on 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 2, BLOCK 824, OF POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2004 BEGONIA WAY POINCIANA FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 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 - 23-003581

Mar. 29; Apr. 5, 2024 24-00475K

SECOND INSERTION

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

CASE NO:

532023CA006604000000

BASSEDENA CIRCLE HOLDINGS, LLC,

Plaintiff(s), v.

LAKELAND TWO TRUST and

POLK CUSIP 22 TRUST,

Defendant(s).

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 23, 2024:

LOT 56, AND THE WEST 15 FEET OF LOT 52, BLOCK A, MAP OF PINEHURST COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 301 Bassedena Circle North, Lakeland, FL 33805

Parcel Identification Number: 23-28-01-018000-010521 ("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 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 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

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-004711

CELINK,

Plaintiff, vs.

THE UNKNOWN HEIRS,

DEVISEES, GRANTEEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES OR

OTHER CLAIMANTS CLAIMING

BY, THROUGH, UNDER, OR

AGAINST FLORA LEE HAMPTON

AKA FLORA HAMPTON,

DECEASED, 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-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 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 22, BLOCK A, NORTH-SHORE HIGHLANDS, ACCORDING 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

SECOND INSERTION

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

CIVIL DIVISION

CASE NO.: 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 DEXTER WOODS HOMEOWNERS ASSOCIATION, INC., are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Cir-

cuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com on the 21st day of May, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 87, LAKE DEXTER WOODS, PHASE TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

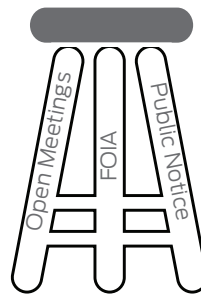
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY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

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, (8

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**



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

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

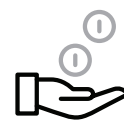


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com