

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME ACT

Notice is hereby given that the undersigned, pursuant to the provisions of the Fictitious Name Act, Section 865.09, Florida Statutes, as amended, intends to register with the Secretary of State of the State of Florida the fictitious name of WALLER KITCHEN AND BATH under which the undersigned is engaged or will engage in business at: 1065 South Florida Avenue in the City of Lakeland, Florida 33803.

That the party/parties interested in said business enterprise is/are as follows: Waller Construction, Inc., 1065 South Florida Avenue, Lakeland, FL 33803.

Waller Construction, Inc.
/s/ George B. Waller, as President
May 3, 2024 24-00641K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME ACT

Notice is hereby given that the undersigned, pursuant to the provisions of the Fictitious Name Act, Section 865.09, Florida Statutes, as amended, intends to register with the Secretary of State of the State of Florida the fictitious name of WALLER ADJUSTING under which the undersigned is engaged or will engage in business at: 1065 South Florida Avenue in the City of Lakeland, Florida 33803.

That the party/parties interested in said business enterprise is/are as follows: Consult 1, LLC, 1065 South Florida Avenue, Lakeland, FL 33803.

Consult 1, Inc.
/s/ George B. Waller, as President
May 3, 2024 24-00642K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that RIGOBERTO PEREZ, OWNER, desiring to engage in business under the fictitious name of NEXT LEVEL BARBERSHOP SOLUTIONS LLC located at 173 1ST ST W, WINTER HAVEN, FLORIDA 33880 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 3, 2024 24-00647K

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CRYSTAL BEACH CAPITAL, located at 3500 CRYSTAL BEACH ROAD, WINTER HAVEN, POLK COUNTY, FL 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated: April 16, 2024
GOODROE INVESTMENTS, LLC
May 3, 2024 24-00651K

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 CHARLES E GRIFFIN JR : Located at 933 Heartland Cir : Polk County in the City of Mulberry : Florida, 33860-6520 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Mulberry Florida, this April day of 30, 2024
KINETIC SOLUTIONS GROUP
May 3, 2024 24-00659K

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 PLANT DADDY LANDSCAPE : Located at 207 24th Ct SW : Polk County in the City of Winter Haven : Florida, 33880-2413 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 30, 2024
JORDAN TIMOTHY WILLIAM
May 3, 2024 24-00660K

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TECH GROVE, located at 3500 CRYSTAL BEACH ROAD, WINTER HAVEN, POLK COUNTY, FL 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated: April 16, 2024
CRYSTAL BEACH OZB 1 LLC
May 3, 2024 24-00653K

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of VISTA GROVE, located at 3500 CRYSTAL BEACH ROAD, WINTER HAVEN, POLK COUNTY, FL 33880, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated: April 16, 2024
CRYSTAL BEACH OZB 1 LLC
May 3, 2024 24-00652K

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 SNIDER AND ASSOCIATES : Located at 111 Marabella Loop : Polk County in the City of Poinciana : Florida, 34759-3114 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Poinciana Florida, this April day of 30, 2024
SNIDER MARTHA
May 3, 2024 24-00661K

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 NYC ITALIAN COOKIES : Located at 2514 Palm Tree Dr : Polk County in the City of Kissimmee : Florida, 34759-4086 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee Florida, this April day of 30, 2024
COTTONE ANTHONY
May 3, 2024 24-00662K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/17/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1996 MERI mobile home bearing Vehicle Identification Numbers FLHMLCB102214514A and FLHMLCB102214514B and all personal items located inside the mobile home. Last Tenant: Marsha Ann Shaffer a/k/a Marsha Goddard and James Martin Shaffer. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

May 3, 10, 2024 24-00667K

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on May 18, 2024, at 9:00 AM, at 30 East Ln., Lk. Alfred, FL 33850, Palm Shores MHP, LLC, d/b/a/ Palm Shores Mobile Village, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Ronald E. Pouliot, to wit: A certain 1964 GULF singlewide mobile home, bearing VIN # G12150CK854. The name of the former tenant is Ronald E. Pouliot.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.

May 3, 10, 2024 24-00668K

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 the business under the fictitious name of Tempest Roofing, located at 403 Anise Pl, KISSIMMEE, FL 34759, in the County of Polk, intends to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

OWNER: SJT Orlando LLC
May 3, 2024 24-00663K

FIRST INSERTION

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

File No. 2024 CP 1394
IN RE: ESTATE OF DALE A. HEDGES Deceased.

The administration of the estate of Dale A. Hedges, deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 May 3, 2024.

Personal Representative:
Kristen P. Donnell
9909 Janette Ln
Clermont, Florida 34711

Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Ste. F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
May 3, 10, 2024 24-00665K

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.: 2024CP0015260000XX
IN RE: ESTATE OF DEBRA SUSAN BODEN, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

YOU ARE HEREBY NOTIFIED that Petition for Formal Administration has been filed in the estate of DEBRA SUSAN BODEN, deceased, File Number: File No.: 2024CP0015260000XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was November 4, 2022; that the total value of the estate is Unknown; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
KASEY BREAKER GARDNER
1717 3rd Street NE,
Winter Haven, FL
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 must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN THE 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 the first publication of this notice is: May 3rd, 2024.

Person Giving Notice:
/s/ Kasey Breaker Gardner
KASEY BREAKER GARDNER
Petitioner

Attorney for Person Giving Notice:
THE WILSON ADVOCACY GROUP,
P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Secondary:
dwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
/s/ David Wilson IV
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
May 3, 10, 2024 24-00666K

OFFICIAL COURTHOUSE WEBSITES

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

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.: 2024CP0015260000XX
IN RE: ESTATE OF DEBRA SUSAN BODEN, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

YOU ARE HEREBY NOTIFIED that Petition for Formal Administration has been filed in the estate of DEBRA SUSAN BODEN, deceased, File Number: File No.: 2024CP0015260000XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was November 4, 2022; that the total value of the estate is Unknown; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
KASEY BREAKER GARDNER
1717 3rd Street NE,
Winter Haven, FL
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 must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN THE 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 the first publication of this notice is: May 3rd, 2024.

Person Giving Notice:
/s/ Kasey Breaker Gardner
KASEY BREAKER GARDNER
Petitioner

Attorney for Person Giving Notice:
THE WILSON ADVOCACY GROUP,
P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Secondary:
dwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
/s/ David Wilson IV
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
May 3, 10, 2024 24-00666K

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. 2022CA000950000000
Wells Fargo Bank, N.A., 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 Rachael Patricia Strickland a/k/a Rachel P. Strickland, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000950000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rachael Patricia Strickland a/k/a Rachel P. Strickland, Deceased; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

FILE NO. 53-2024-CP-000733-0000-XX
DIVISION: POBATE
IN RE: ESTATE OF ANN K. FLYNN, DECEASED

The administration of the Estate of Ann K. Flynn, deceased, whose date of death was January 27, 2024 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 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 May 3, 2024.

Personal Representative:
Kathleen P. Ross
919 Point Way
Lakeland, Florida 33813

Attorney for Personal Representative:
Carol J. Wallace
Attorney for Personal Representative
Florida Bar Number: 71059
Elder Law Firm of Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
Secondary E-Mail:
kexum@mclements.com
May 3, 10, 2024 24-00635K

FIRST INSERTION

of Willard W. Strickland a/k/a Willard Winford Strickland, Deceased; Retha Strickland Harris a/k/a Retha M. Harris a/k/a Retha Harris; Patricia Collins Pepitone f/k/a Patricia Strickland Collins f/k/a Patricia A. Collins f/k/a Patricia Collins f/k/a Patricia Ann Strickland; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Willard Eugene Strickland a/k/a Willard E. Strickland, Deceased; Sheila Ann Black a/k/a Sheila Black ; Rachel Catheryn Erwine f/k/a Rachel Catheryn Strickland; Kevin Scott Strickland; Retha Strickland Harris a/k/a Retha M. Harris a/k/a Retha Harris; Patricia Collins Pepitone f/k/a Patricia Strickland Collins f/k/a Patricia A. Collins f/k/a Patricia Collins f/k/a Patricia Ann Strickland 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 17th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, RESUBDIVISION OF LOT 46, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED ON PLAT BOOK 10, PAGE 31 OF

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.: 2023-CP-001489
Division: Probate
IN RE: ESTATE OF BRITNEY LATRECE O'NEAL Deceased.

The administration of the estate of Britney Latrece O'Neal, deceased, whose date of death was December 4, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 3, 2024.

Co-Personal Representative:
/s/ Valerie Wiggins
Valerie Wiggins
1226 Ave. G
Haines City, FL 33844

Co-Personal Representative:
/s/ Karen O'Neal
Karen O'Neal
145 Clay Cut Circle
Haines City, FL 33844

Attorney for Personal Representative:
/s/ Aliana M. Payret
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
May 3, 10, 2024 24-00671K

FIRST INSERTION

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TAX ID: 24-28-16-187500-021460

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.

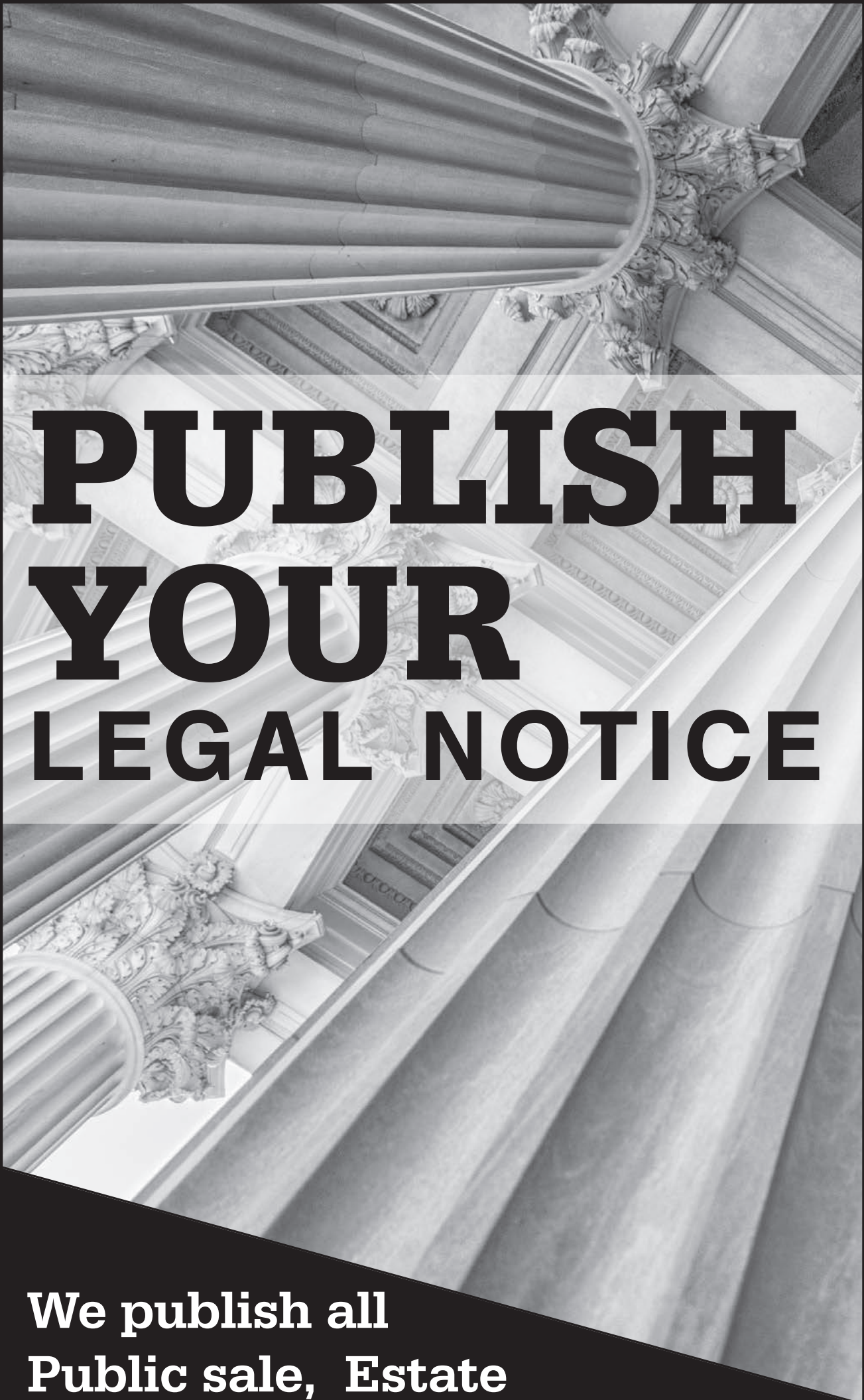
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 24th 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-F00183
May 3, 10, 2024 24-00634K

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

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

Rarely do consumers specifically search online for public notices.



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

IV20878_V12

--- SALES ---

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION
CASE NO. 2023CA005143000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. AMANDA J WALKER A/K/A AMANDA WALKER A/K/A AMANDA JUNE WALKER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 19, 2024 in Civil Case No. 2023CA005143000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Amanda J Walker a/k/a Amanda Walker a/k/a Amanda June Walker, 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 3rd day of June, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 533, CLEVELAND HEIGHTS SUBDIVISION

UNIT NO. 1, according to the plat thereof, recorded in Plat Book 8, Page(s) 26 through 28, inclusive, of the Public Records of Polk County, Florida.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-06187FL
May 3, 10, 2024 24-00655K

FIRST INSERTION

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

CASE NO.: 53-2022-CA-003414 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-BC3, Plaintiff,

vs. RUBY L. ARGERSINGER AKA RUBY I. ARGERSINGER AKA RUBY LENTZ ARGERSINGER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 10, 2024, and entered in Case No. 53-2022-CA-003414 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, as Trustee for Specialty Underwriting And Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC3, is the Plaintiff and Ruby L. Argersinger aka Ruby I. Argersinger aka Ruby I. Argersinger aka Ruby Lentz Argersinger, City of Lakeland, a Florida Municipal Corporation, 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 May 28, 2024 the following

described property as set forth in said Final Judgment of Foreclosure:

LOTS 19 & 20, BLOCK 25, SHORE ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1930 E MAIN ST LAKE-LAND FL 33801

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 24 day of April, 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
CT - 22-006423
May 3, 10, 2024 24-00644K

Q&A

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

IV18237_V14

--- SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION Case #: 2019CA004953000000 DIVISION: 11

Wells Fargo Bank, N.A. Plaintiff, vs. Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres; Rosanna Torres a/k/a R. Torres; Ford Motor Credit Company, LLC; Hampton Hills South Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA004953000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.

realforeclose.com at 10:00 A.M. on June 3, 2024, the following described property as set forth in said Final Judgment, to-wit: LOT 7, IN BLOCK 21, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 19-322068 FCO1 WNI May 3, 10, 2024 24-00669K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2023CA005440000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. LUIS RAUL SILVA, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 17, 2024 in Civil Case No. 2023CA005440000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Luis Raul Silva, 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 3rd day of June, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 3, Block 724, Poinciana Neighborhood 5 North, Village 3, according to the map or plat thereof as recorded in Plat Book

54, Pages 27 through 42, inclusive, of the Public Records of Polk County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07105FL May 3, 10, 2024 24-00654K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-2363 LORE LENDING GROUP, INC. a Florida corporation, LORE INVESTMENT - MISTY, LLC, a Florida Limited Liability Company, JOHN J. ROONEY, CPA, PA, a Florida Professional Association and ACL ENTERPRISES, LLC, a Florida Limited Liability Company Plaintiffs, vs. DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered FEBRUARY 23, 2023 in Civil Case No. 2022-CA-002363 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment-Misty, LLC, John J. Rooney, CPA, PA and ACL Enterprises, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28TH day of MAY, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: PARCEL 302 of Unrecorded-Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along= the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence South 0°45' East 101 feet,

thence North 89°45' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45' West 35 feet to the Point of Beginning. PARCEL 303 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 585 feet for a Point of Beginning, thence South 0°45' East 100 Feet, thence North 89°40' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45' West 35 feet to the Point of Beginning. The Post Office address of the Property is: 2626 Shiner Drive, Lake Wales, Florida 33898

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. ls/Mark A. Freeman, Esq./ls MARK A. FREEMAN, ESQ. Florida Bar #0116398 4700 Millenia Lakes Blvd., #500-5049 Orlando, Florida 32839 (407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com, Attorney for Plaintiff May 3, 10, 2024 24-00646K

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. 2023CA005135000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R3, MORTGAGE-BACKED NOTES, SERIES 2021-R3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE BERNARD MC CLOUD, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 04, 2024, and entered in 2023CA005135000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R3, MORTGAGE-BACKED NOTES, SERIES 2021-R3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GEORGE BERNARD MC CLOUD, DECEASED; CAROLYN NICHOLS; KENNETH JEROME MC CLOUD; DELORES DALE JONES; JANICE MARIE WEARING; BELINDA DENISE SNELL; SHEILA VARNZELL SNELL; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GLEN DARCEL MC CLOUD, DECEASED; UNKNOWN SPOUSE OF JANICE MARIE WEARING; UNKNOWN SPOUSE OF KENNETH

JEROME MC CLOUD; UNKNOWN SPOUSE OF CAROLYN NICHOLS; DARLENE BLAND MC CLOUD 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 May 21, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 2 AND W 1/2 LOT 3, BLOCK 1, G.W. MANN'S ADDITION OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 3, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1065E PARKER STREET, BARTOW, FL 33830

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 April, 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 22-069458 - Nac May 3, 10, 2024 24-00650K

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-005222-0000-00 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DAVID W. WOODWARD A/K/A DAVID WAYNE WOODWARD; GOODLEAP, LLC; UNKNOWN SPOUSE OF DAVID W. WOODWARD A/K/A DAVID WAYNE WOODWARD; 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 25 day of June, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 1, PINEHURST SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 316 TENNESSEE ST, HAINES CITY, FL 33844

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 01 day of May 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-01921 May 3, 10, 2024 24-00670K

--- PUBLIC SALES ---

FIRST INSERTION

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, May 15, 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-

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 May 3, 2024 24-00636K

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY, FLORIDA CASE NO: 23-CC-7173 KENSINGTON VIEW HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RESHAY BROOKS, SECRETARY OF HOUSING AND URBAN DEVELOPMENT And ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Summary Final Judgment in this cause, in the County Court of Polk County, Florida, I will sell all the property situated in Polk County, Florida described as: Lot 31, KENSINGTON VIEW, according to the plat thereof, recorded in Plat Book 166, Page 50, of the Public Records of Polk County, Florida. With the following street address: 381 Kensington View Drive, Winter Haven, Florida, 33880.

at public sale, to the highest and best bidder, for cash, at www.polk.realforeclose.com, at 10:00 A.M. on June 11, 2024.

Any person claiming an interest in the surplus from the sale, if any, must file a claim with the Clerk no later than the date that the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 29th day of April, 2024. STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT s/ Stephan C. Nikoloff Stephan C. Nikoloff (Steve@associationlawfl.com) Bar Number 56592 Attorney for Plaintiff 1964 Bayshore Boulevard, Suite A Dunedin, Florida 34698 Telephone: (727) 738-1100 May 3, 10, 2024 24-00649K

FIRST INSERTION

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

2023CA-006604-0000-00 BASSEDENA CIRCLE HOLDINGS, LLC Plaintiff (s) vs. LAKELAND TWO TRUST, POLK CUSIP 22 TRUST Defendant(s)

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

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

on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 30TH day of MAY, 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 25th day of April, 2024. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/Carolyn Mack Deputy Clerk May 3, 10, 2024 24-00658K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA006233000000 COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. RICHARD A. ADAMS, et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated April 24, 2024 in Case No. 2023CA006233000000 in the Circuit Court in and for Polk County, Florida wherein COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, is Plaintiff, and RICHARD A. ADAMS, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on MAY 29, 2024. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit: LOT 16, COUNTRY WALK OF WINTER HAVEN, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 167, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 3120 COUNTRY CLUB CIRCLE, 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: April 29, 2024 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@fclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 May 3, 10, 2024 24-00648K

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--- ACTIONS / SALES ---

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-000715-0000-00 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. RASHEEDA BERNARD A/K/A BERNARD RASHEEDA, MICHAEL ANTHONY BERNARD, MICHAEL ANTHONY BERNARD AND JAMIES RAMOS A/K/A JAMIES VELEZ A/K/A RAMOS JAMIES A/K/A JAIME RAMOS A/K/A JAIMES RAMOS, ET AL., DEFENDANT(S).

TO: Jamies Ramos A/K/A Jamies Velez A/K/A Ramos Jamies A/K/A Jaime Ramos A/K/A Mmos Jamies A/K/A Jamies Ramos Last Known Address: 837 Cambridge Dr. Winter Haven FL 33881 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 247, Lucerne Park Reserve, according to the map or plat thereof, as recorded in Plat Book 176, Page(s) 43 through 49, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER,

GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 6-6-24, 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 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 29 day of April, 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 May 3, 10, 2024 24-00664K

FIRST INSERTION

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

CASE NO.: 2021-CA-001478 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, v. ERIBERTO GUZMAN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Mortgage Foreclosure and Order Granting Plaintiff's Motion to Amend Final Judgment and to Reset Foreclosure Sale dated April 18, 2024, issued in and for Polk County, Florida, in Case No. 2021-CA-001478, wherein U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST IS THE Plaintiff, and ERIBERTO GUZMAN, ELENA SANTANA, ROBERTO SER-RANO, UNKNOWN SPOUSE OF ERIBERTO GUZMAN N/K/A ADELINA MARTINEZ and ANDOVER HOME-OWNERS ASSOCIATION OF POLK COUNTY, INC. are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 28, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Amended Final Judgment of Mortgage Foreclosure, to wit: LOT 99, ANDOVER, ACCORD-

ING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1257 Merrimack Dr., Davenport, FL 33837 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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

Dated: This 25th day of April, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com May 3, 10, 2024 24-00637K

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. 2023CA004849000000 Wells Fargo Bank, N.A., Plaintiff, vs. Walter K. Frede a/k/a Walter Frede, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004849000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Walter K. Frede a/k/a Walter Frede; Unknown Spouse of Walter K. Frede a/k/a Walter Frede; Virginia L. Starks a/k/a Virginia Lynn Starks f/k/a Virginia L. Frede a/k/a Virginia Frede 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 10:00AM on the 23rd day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

THE WEST 1/2 OF THE SOUTH 162.5 FEET OF LOT 35, BLOCK 3, COUNTRY CLUB ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 10, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 25 FEET FOR WEBER STREET. TAX ID: 24-28-16-186000-003352

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 26th 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 # 23-F00568 May 3, 10, 2024 24-00643K

FIRST INSERTION

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

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Oliver C. Appleton, Nancy R. Bailey, Robert C. Bailey, Marlene E. Becker, Patrick Becker, Robin Bradley, Ty Bradley, Charles G. Chadsey, Christine A. Buswell Revocable Living Trust, Sandra Jean Clark, Morris Cole, James E. Cooper, Barbara Cote, Michael L. Croteau, Tracy Darlene Dillon, Wendy Drummond, Terry Lee Dusseau, Donald W. Elliot, Rebecca L. Elliot, Neil J. Enright, Wayne Farrin, Ralph Fred Fisher, Terry Ann Fitzpatrick, Miraide Flanagan, Gerald J. & Sandra Rodammer Revocable Living Trust, David V. Goodrode, Patricia Hilderbrand, Jeffrey P. Houck, Nancy Houck, Frances M. Liddell, Cynthia Marion, Marvel Ann Weyher Living Trust, Mary J. Matthews, Kent D. Mayberry, Kathleen L. Merinsky, Robert F. Merinsky, Janet Lynn Miracle, Linda D. Nemeth, George A. Neubecker, Mary J. Neubecker, Delbert E. Omeara, Krishnakant Patel, Walter Lee Phillips, Marvin W. Prate, Nancy S. Quick, Robert L. Cramer - Cramer Family Trust, Luz Mariela Romero, Kathleen T. Silva, William J. Silva, Joy E. Wright

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RECORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF

1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vblaw.com, on or before June 03, 2024 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, 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.

DATED: 4/24/2024 Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: /s/ Tamika Joiner As Deputy Clerk

Sidney L. Vihlen, III, Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000 Lake Mary, Florida 32746 svihlen@vblaw.com May 3, 10, 2024 24-00657K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2023CC007082 ESTATES AT LAKE HAMMOCK HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v. MONA ARTHURENE ROBERTS; UNKNOWN SPOUSE OF MONA ARTHURENE ROBERTS & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated April 10, 2024, and in Case No. 2023CC007082 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 MONA ARTHURENE ROBERTS 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 May 21, 2024, the following described property set forth in the Final Summary Judgment: Lot 16, of Estates at Lake Hammock, according to the plat thereof, as recorded in Plat Book 171, Page 23, of the Public Re-

cords 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 26th 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 May 3, 10, 2024 24-00639K

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. 2024CA000822000000 MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ELOISE CHESTNUT, 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 ELOISE CHESTNUT, 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.

TO: CYNTHIA ANN THOMPSON, 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:

BEING ALL OF PARCEL 9, UNRECORDED - STONEBRIDGE VILLAS - PHASE TWO, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF LOT 61, STONEBRIDGE - PHASE II AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 69, PAGE 37, THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 187.80 FEET; THENCE RUN NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 222.92 FEET TO THE TRUE POINT OF BEGIN-

NING; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 117.80 FEET TO THE RIGHT OF WAY OF RECKER HIGHWAY (S.R. 655); THENCE ALONG SAID RIGHT OF WAY RUN NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 24.50 FEET; THENCE RUN SOUTH 89 DEGREES 27 MINUTES 11 SECONDS EAST, 117.80 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 49 SECONDS WEST, 24.50 FEET TO THE TRUE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST, 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 /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 29th day of April, 2024.

Default date: 6-6-24 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 23-173627 May 3, 10, 2024 24-00665K

FIRST INSERTION

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

CASE NO. 2023CA004852000000 PRIMARY RESIDENTIAL MORTGAGE, INC., PLAINTIFF, VS. GARRETT RYAN WESLEY A/K/A GARRETT RYAN WESLEY A/K/A OF GARRETT WELSEY, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 8, 2024 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on June 7, 2024, at 10:00 AM, at www.polk.realforeclose.com for the following described property:

UNIT 5 OF IMPERIAL PLACE, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE(S) 1844, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

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

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 600 West Hillsboro Boulevard Suite 600 Deerfield Beach, FL 33441 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Kyle Melanson Kyle Melanson, Esq. FBN 1017909 Our Case #: 23-000523/2023CA004852000000/PRMI May 3, 10, 2024 24-00638K

PUBLISH YOUR LEGAL NOTICE Email legal@businessobserverfl.com Business Observer

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--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CP001093000000 ALLY BANK, Plaintiff, vs. DANIEL R. MELVIN; et al., Defendant(s).
TO: Daniel R. Melvin
Last Known Residence: 117 Aylesbury Ln. Davenport, FL 33837
TO: Talmay Melvin
Last Known Residence: 117 Aylesbury Ln. Davenport, FL 33837
YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:
2019 Infiniti Q50, VIN JN1FV7A0PKM760427
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 5/28/2024, and file the original with the clerk of this court either before

service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated on 4/19/2024.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: /s/Tamika Joiner
As Deputy Clerk
ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1693-166B
Ref# 7615
May 3, 10, 17, 24, 2024 24-00633K

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: Unknown Spouse of Carolyn King Holt a/k/a Carolyn K. Holt
Last Known Address: 11581 Crimson Ridge Rd. Brookwood, AL 35444
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 May 23, 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 April 15, 2024.
Stacy M. Butterfield
As Clerk of the Court
By /s/ Lynnette Burke
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
May 3, 10, 2024 24-00645K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
532024CA000030000000
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VR MTG ASSET TRUST, Plaintiff, vs.
THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD SBROGNA A/K/A RICHARD A. SBROGNA, DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF JOANN D. ANDRESS A/K/A JOANN ANDRESS A/K/A JOANN DAUGHTRY, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MELANIE JO ARNOLD A/K/A MELANIE ARNOLD A/K/A MELANIE ANDRESS; DAVID ANDRESS A/K/A DAVID RONALD ANDRESS, JR.; RHONDA OLIVER; TERESA ANDRESS; ROBERTA L. SBROGNA; 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: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF RICHARD SBROGNA A/K/A RICHARD A. SBROGNA, DECEASED RESIDENCES UNKNOWN
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH,

UNDER OR AGAINST THE ESTATE OF JOANN D. ANDRESS A/K/A JOANN ANDRESS A/K/A JOANN DAUGHTRY, DECEASED RESIDENCES UNKNOWN
TO: TERESA ANDRESS
Last Known Address
419 W County Road, 540A
Lakeland, FL 33813
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
LOT 15 OF RAINTREE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 65, PAGE 32, 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED ON April 25, 2024.
Default Date: June 3, 2024
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: /s/ Asuncion Nieves
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
1446-194465 /VP2
May 3, 10, 2024 24-00640K

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of DENNIS E. RUTECKI, if deceased any unknown heirs or assigns, and HARRIET JANE MARTIN, if deceased any unknown heirs or assigns, will, on May 8, 2024, at 10:00 a.m., at 4466 Alvarado Trail, Lot #23, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1991 CHAN MOBILE HOME,
VIN: CH12000A, TITLE NO.: 0061020930, and VIN: CH12000B, TITLE NO.: 0061026125 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 Apr. 26; May 3, 2024 24-00626K

SECOND INSERTION

NOTICE OF SUSPENSION
To: Danny J. Rodriguez Case No: CD202403022/D 3100781
A Notice of Suspension to suspend your license and eligibility for licensure has been filed against you. You have the right to request a hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, by mailing a request for same to the Florida Department of Agriculture and Consumer Services, Division of Licensing, Post Office Box 5708, Tallahassee, Florida 32314-5708. If a request for hearing is not received by 21 days from the date of the last publication, the right to hearing in this matter will be waived and the Department will dispose of this cause in accordance with law.
Apr. 26; May 3, 10, 17, 2024 24-00611K

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2021CC002422
WB HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. FELIX IVAN LLANOS ORTIZ, et al., Defendants.
Notice is given that pursuant to the Final Judgment of Foreclosure dated April 12, 2024, in Case No.: 2021CC002422 of the County Court in and for Polk County, Florida, wherein WB HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and FELIX IVAN LLANOS ORTIZ, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on June 4, 2024, the following described property set forth in the Final Judgment of Foreclosure:
Lot 90, WILLOW BEND - PHASE 2, according to the plat as recorded in Plat Book 166, Pages 36 through 38, 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: April 22, 2024
By: /s/Jennifer L. Davis
Jennifer L. Davis, Esquire
Florida Bar No.: 879681
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
Apr. 26; May 3, 2024 24-00622K

FOURTH INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023CC007017000000
PAWNEE LEASING CORPORATION, Plaintiff, vs. ON THE GLO LLC, and LADDIE MURRELL, a/k/a LADDIE MURRELL, JR., Defendants.
To: Laddie Murrell, a/k/a Laddie Murrell, Jr.
835 Bridgeford Crossing Boulevard Davenport, FL 33837
YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 5-13-24 either before service upon Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.
Stacy M. Butterfield
Clerk of the Court
(SEAL) BY: /s/ Carolyn Mack
Deputy Clerk
Attorney for Plaintiff:
SOLOVE LAW FIRM, P.A.
Robert A. Solove, Esq.
PO Box 560608
Miami, Florida 33256
Tel. (305) 612-0800
Primary E-mail:
service@solovelawfirm.com
Secondary E-mail:
robert@solovelawfirm.com
PAW-4301
Apr. 12, 19, 26; May 3, 2024 24-00555K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024CP0005830000XX
IN RE: ESTATE OF MARILYN J. REID Deceased.
The administration of the Estate of Marilyn J. Reid, deceased, whose date of death was December 22, 2022, 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 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 April 26, 2024.

Personal Representative:
Morgan D. Reid
71 Allen Street
Gowanda, NY 14070
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
Apr. 26; May 3, 2024 24-00625K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53 2024 CP 000 858 0000 XX
IN RE: ESTATE OF CHARLES PALMER deceased.
The administration of the testate estate of CHARLES PALMER, deceased, whose date of death was December 23, 2023 File Number 532024CP0008580000xx 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, Florida 33831. The name and address of the personal representative and the personal representative's attorney are set forth below.
ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and persons having claims or demands against decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice to Creditors is April 26, 2024.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0004660000XX
IN RE: ESTATE OF MARIA E ESCALERA-ROMERO, Deceased.
The administration of the estate of MARIA E ESCALERA-ROMERO, Deceased, whose date of death was October 14, 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 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 THREE 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 26, 2024.

SECOND INSERTION

Jufe Palen galer Jennifer L. Palmer Ayala, Personal Representative
5737 Sandpiper Place
Fort Myers, FL 33919
TBN
Brian J. Downey, Esq.
FL Bar Number: 0017975
BARRETT MCNAGNY
Attorney for Personal Representative
215 East Berry Street
Fort Wayne, IN 46802
(P) 260-423-8871
Apr. 26; May 3, 2024 24-00609K

SECOND INSERTION

JOSE A. PEREZ ESCALERA, Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Apr. 26; May 3, 2024 24-00616K

SECOND INSERTION

the Use Period mentioned below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto
I ROY J. AKIONA, NANCY G. AKIONA, FRANCIS J. AKIONA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF FRANCIS J. AKIONA, EDITH M. AKIONA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EDITH M. AKIONA
Interest 1.923% , Use Period No./Unit No. 16/0029, D ,
II ZAPHRULLAH D. COBB, BENJAMIN E. COBB AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BENJAMIN E. COBB
Interest 1.923% , Use Period No./Unit No. 14/0024, C ,
III CAYETANO HERNANDEZ, MARY ANN HERNANDEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY ANN HERNANDEZ
Interest 1.923% , Use Period No./Unit No. 27/0029, D ,

IV CAYETANO HERNANDEZ A/K/A CAYETANO HERNANDEZ JR, MARY ANN HERNANDEZ A/K/A MARY A. HERNANDEZ AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARY ANN HERNANDEZ A/K/A MARY A. HERNANDEZ
Interest 1.923% , Use Period No./Unit No. 26/0010, B ,
V FERRELL T. RILEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF FERRELL T. RILEY
Interest 1.923% , Use Period No./Unit No. 50/0028, D ,
VII CHUNG-HSIEN YANG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHUNG-HSIEN YANG
Interest 1.923% , Use Period No./Unit No. 4/0030, D ,
The aforesaid sales will be made pursuant to the final judgments of foreclosure

as to the above listed counts, respectively, in Civil Action No. 53-2023-CA-005112-0000-00
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
DATED this April 22, 2024
JERRY E. ARON, P.A.
/s/ Jerry E. Aron
Jerry E. Aron, Esq.
Attorney for Plaintiff
Florida Bar No. 0236101
801 Northpoint Parkway, Suite 64
West Palm Beach, FL 33407
Telephone (561) 478-0511
jaron@aronlaw.com
jevans@aronlaw.com
Apr. 26; May 3, 2024 24-00621K

--- ESTATE ---

SECOND INSERTION

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

FILE NO.
53-2024-CP-000812-0000-XX
DIVISION: PROBATE
IN RE: ESTATE OF
JAMES A. ORSBORNE,
DECEASED

The administration of the Estate of James A. Orsborne, deceased, whose date of death was May 23, 2015, 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 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 April 26, 2024.

Personal Representative:

Debra Westby

2234 Dupont Drive

Janesville, Wisconsin 53546

Attorney for Personal Representative:

Carol J. Wallace

Attorney for Personal Representative

Florida Bar Number: 71059

Elder Law Firm of Clements & Wallace PL

310 East Main Street

Lakeland, FL 33801

Telephone: (863) 687-2287

Fax: (863) 682-7385

E-Mail: cwallace@mclements.com

Secondary E-Mail: kexum@mclements.com

Apr. 26; May 3, 2024 24-00629K

SECOND INSERTION

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

File No. 2024CP0009170000XX
IN RE: ESTATE OF
KENNA LAWRENCE ADAIR,
Deceased.

The administration of the estate of KENNA LAWRENCE ADAIR, Deceased, whose date of death was August 16, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is April 26, 2024.

CAROLYN ADAIR,**Personal Representative**

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citcentre, Suite P600

290 NW 165th Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

Apr. 26; May 3, 2024 24-00628K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-1747
IN RE: ESTATE OF
ANN C. STANTON,
Deceased.

The administration of the estate of ANN C. STANTON, deceased, whose date of death was April 10, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. The names and addresses of the curator and the curator'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 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 26, 2024.

Robert D. Hines**Curator**

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Robert D. Hines, Esq.

Attorney for Curator

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jriviera@hnh-law.com

Apr. 26, May 3, 2024 24-00632K

FOURTH INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-000924
IN RE: ESTATE OF
SHANIA LYNN ARMS,
Deceased.

TO: JOHN ARMS Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before May 13, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further 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.

Signed on this 1st day of April, 2024.

First Publication in Business Observer on: April 12, 2024.

As Clerk of the Court
(SEAL) By: /s/ Karen P. Lindstrom
53-2024CP-000924-0000-XX
4/1/2024 11:08:22 AM
As Deputy Clerk

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612
Apr. 12, 19, 26; May 3, 2024
24-00556K

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-000417
NEW DAY FINANCIAL, LLC,
Plaintiff, vs.

**DON MICHAEL HULL; HAMPTON
HILLS SOUTH HOMEOWNERS
ASSOCIATION, INC.; UNKNOWN
SPOUSE OF DON MICHAEL
HULL; UNKNOWN TENANT #1;
UNKNOWN TENANT #2,**
Defendants.

TO: DON MICHAEL HULL, 3651
MADBURY CIR, LAKELAND, FL
33810
UNKNOWN SPOUSE OF DON MI-
CHAEL HULL, 3651 MADBURY CIR,
LAKELAND, FL 33810

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

LOT NO. 8, IN BLOCK NO. 22,
OF HAMPTON HILLS SOUTH
PHASE 2, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 140,
PAGE 1, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA.

Property Address: 3651 Mad-
bury Cir, Lakeland, FL 33810
has been filed against you and you are
required to serve a copy of your written

defenses, if any, to it on Sokolof Remtul-
la, PLLC, the plaintiff's attorney, whose
address is 6801 Lake Worth Road, Suite
100E, Greenacres, FL 33467, on or be-
fore May 27, 2024, and file the original
with the clerk of this court either be-
fore 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED on April 18, 2024.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Asuncion Nieves
DEPUTY CLERK

SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road,
Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff

Apr. 26; May 3, 2024 24-00623K

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-004719
WELLS FARGO BANK, N.A.,
Plaintiff,

vs.
MILDRED S. CRAWFORD, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to a Final Judgment of Foreclosure
dated April 4, 2024, and entered in
Case No. 2023-CA-004719 of the Cir-
cuit Court of the Tenth Judicial Circuit
in and for Polk County, Florida in which
Wells Fargo Bank, N.A., is the Plaintiff
and Mildred S. Crawford, Sundance
Property Owners Association Inc, are
defendants, the Polk County Clerk of
the Circuit Court will sell to the high-
est and best bidder for cash in/on on-
line at online at www.polk.realforeclose.
com, Polk County, Florida at 10:00am
EST on the June 3, 2024 the following
described property as set forth in said
Final Judgment of Foreclosure:

LOT 68, SUNDANCE VILLAGE I
PHASE TWO, ACCORDING TO
THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK
105, PAGES 47 AND 48 OF THE

PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
A/K/A 2653 SUNDANCE CIR
MULBERRY FL 33860

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
Lis Pendens must file a claim 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated this 17 day of April, 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
CT - 23-003883
Apr. 26; May 3, 2024 24-00614K

SECOND INSERTION

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

CASE NO.: 2022CA003228000000
FREEDOM MORTGAGE
CORPORATION

PLAINTIFF, VS.
HUMBERTO SIERRA
MALDONADO ET AL.,
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant
to Final Judgment of Foreclosure dated
the 17th day of April, 2024, and entered
in Case No. 2022CA003228000000, of
the Circuit Court of the Tenth Judicial
Circuit in and for Polk County, Florida,
wherein Freedom Mortgage Corpora-
tion is the Plaintiff and HUMBERTO
SIERRA MALDONADO; ROSA SI-
ERRA MALDONADO; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY NKA JOSE
PENA and SUNDANCE MASTER
HOMEOWNERS ASSOCIATION,
INC; are defendants. Stacy M. Butter-
field, CPA, Clerk of Circuit Court as the
Clerk of the Circuit Court shall sell to
the highest and best bidder for cash at
www.polk.realforeclose.com at 10:00
A.M. on the 17th day of June, 2024,
the following described property as set
forth in said Final Judgment, to-wit:

LOT 101, PARK RIDGE AT
SUNDANCE ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 137, PAGE(S) 35
THROUGH 37, INCLUSIVE,
OF THE PUBLIC RECORDS

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

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

Dated this 23rd day of April, 2024.

By: /s/ Liana R. Hall
Liana R. Hall
Bar No. 73813
Submitted by:
Miller, George & Suggs, PLLC
ATTORNEY FOR PLAINTIFF
210 N. University Drive, Suite 900
Coral Springs, FL 33071
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
ESERVICE@MGS-LEGAL.COM
22FL373-1322
Apr. 26; May 3, 2024 24-00627K

SECOND INSERTION

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

Case #: 2018-CA-004712
DIVISION: 11

U.S. Bank National Association
as trustee for Lehman XS Trust
Mortgage Pass-Through
Certificates, Series 2007-15N
Plaintiff, -vs.-

Marc John Cox; Angela P.
Cox; Watersong Homeowners
Association, Inc.; Unknown
Parties in Possession #1, if living,
and all Unknown Parties claiming
by, through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties may
claim an interest as Spouse, Heirs,
Devises, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, if living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties may
claim an interest as Spouse, Heirs,
Devises, Grantees, or Other
Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to order rescheduling foreclosure
sale or Final Judgment, entered in Civil
Case No. 2018-CA-004712 of the Cir-
cuit Court of the 10th Judicial Circuit in
and for Polk County, Florida, wherein
U.S. Bank National Association as
trustee for Lehman XS Trust Mortgage
Pass-Through Certificates, Series 2007-
15N, Plaintiff and Marc John Cox are
defendant(s), I, Clerk of Court, Stacy
M. Butterfield, will sell to the highest

and best bidder for cash at www.polk.
realforeclose.com at 10:00 A.M. on
May 9, 2024, the following described
property as set forth in said Final Judg-
ment, to-wit:

LOT 61, OF WATERSONG
PHASE ONE, ACCORDING TO
THE PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 135,
AT PAGE(S) 45 THROUGH 52,
INCLUSIVE, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA.

ANY PERSON CLAIMING AN INTEREST
IN THE SURPLUS FROM THE SALE, IF ANY,
OTHER THAN THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS MUST
FILE A CLAIM NO LATER THAN THE DATE
THAT THE CLERK REPORTS THE FUNDS AS
UNCLAIMED.

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

Submitted By: ATTORNEY FOR
PLAINTIFF:
LOGS LEGAL GROUP LLP
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
(561) 998-6700
(561) 998-6707
18-316517 FC01 CXE
Apr. 26; May 3, 2024 24-00613K

SECOND INSERTION

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

CASE NO. 2023CA005961000000
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
BRAVO RESIDENTIAL FUNDING
TRUST 2022-NQM3,
Plaintiff, vs.

FRANCK E. VALBRUN; MICHAEL
MEDEIROS; BELLA PIAZZA
CONDOMINIUM ASSOCIATION
OF DAVENPORT, INC.; BERRY
TOWN CENTER PROPERTY
OWNER'S ASSOCIATION INC.;
UNKNOWN PERSON IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure filed
April 4, 2024 and entered in Case No.
2023CA005961000000, of the Circuit
Court of the 10th Judicial Circuit in
and for Polk County, Florida, where-
in U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS INDI-
VIDUAL CAPACITY BUT SOLELY AS
OWNER TRUSTEE OF BRAVO RESI-
DENTIAL FUNDING TRUST 2022-
NQM3 is Plaintiff and FRANCK E.
VALBRUN; MICHAEL MEDEIROS;
UNKNOWN PERSON IN POSSES-
SION OF THE SUBJECT PROPERTY;
BELLA PIAZZA CONDOMINIUM
ASSOCIATION OF DAVENPORT,
INC.; BERRY TOWN CENTER
PROPERTY OWNER'S ASSOCIA-
TION INC.; are defendants. STACY M.
BUTTERFIELD, the Clerk of the Cir-
cuit Court, will sell to the highest and
best bidder for cash BY ELECTRONIC
ID SALE AT: WWW.POLK.REAL
FORECLOSE.COM, at 10:00 A.M., on
May 21, 2024, the following described
property as set forth in said Final Judg-

ment, to-wit:

UNIT 214, BUILDING 2, OF
BELLA PIAZZA, A CONDO-
MINIUM ACCORDING TO
THE DECLARATION OF
CONDOMINIUM THEREOF,
RECORDED IN OFFICIAL RE-
CORDS BOOK 7613, PAGE(S)
791, OF THE PUBLIC RE-
CORDS OF POLK COUNTY,
FLORIDA, AND ANY AMEND-
MENTS THERETO, TOGETH-
ER WITH ITS UNDIVIDED
SHARE IN THE COMMON
ELEMENTS.

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.

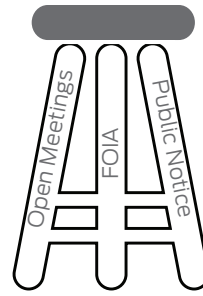
This notice is provided pursuant to
Administrative Order No.1-21.5.

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.

Dated this 19th day of April 2024.

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

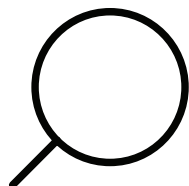


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

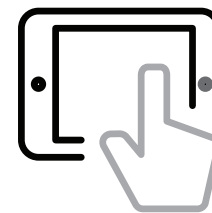
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



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