

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.555 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; In-spect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date May 31st, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

38461 2015 Kia VIN#: 5XXG-M4A7XFG479539 Lienor: Dyer Kia Lake Wales 23280 Highway 27 Lake Wales 863-676-0595 Lien Amt \$19,835.25

May 10, 2024 24-00677K

FIRST INSERTION

NOTICE OF SALE

Affordable Self Storage of Bartow 1515 Centennial Blvd. Bartow, FL 33830 (863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

F29 J. Rowland H9 G. D. Felch H32 A. Alsten Units will be listed on www.storageauctions.com Auction ends on May 28, 2024 @ 11:00 AM or after

May 10, 17, 2024 24-00683K

FIRST INSERTION

NOTICE OF PUBLIC SALE:

Notice is hereby given that on 06/04/2024 at 12:00 AM the following vehicles(s) may be sold at public sale at 1701 US HIGHWAY 92 W, AUBURNDALE, FL 33823 pursuant to Florida Statute 713.585. 1GKNVJKD3GJ110021 2016 CHEV 2410.50 Lienor Name: J GONZALEZ AUTO REPAIR LLC Lienor Address: 1701 US HIGHWAY 92 W, AUBURNDALE, FL 33823 Lienor Telephone #: 813-697-1791 MV License #: MV96702 Location of Vehicles: 1701 US HIGHWAY 92 W, AUBURNDALE, FL 33823

May 10, 2024 24-00694K

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 Sanctuary Wellness Institute Medical Marijuana Card Doctors located at 107 West Pine Street Suite A in the County of Polk, in the City of Lakeland, Florida 33815 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida this 6th day of May, 2024.

THE SANCTUARY WELLNESS INSTITUTE, LLC

May 10, 2024 24-00692K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of FREDERICK M. COYNE, JR., will, on May 22, 2024, at 10:00 a.m., at 465 Lisa Street, Lot 465, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 SAND MOBILE HOME, VIN: FLFLIAD447005194, TITLE NO.: 0020716044 and all other personal property located therein and 2 FORD CROWN VICTORIA VEHICLES

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

May 10, 17, 2024 24-00703K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Atelier Paige located at 212 Sunset Ct in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of May, 2024.

Paige Radetsky
May 10, 2024 24-00693K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that MARISSA VIOLIN MUSIC LLC, OWNER, desiring to engage in business under the fictitious name of SUNFLOWER SUZUKI VIOLIN located at 4175 S PIPKIN ROAD, LAKE LAND, FLORIDA 33811 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 10, 2024 24-00687K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2024-CP-001586
IN RE: ESTATE OF DIANE C. RENWICK Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Diane C. Renwick, deceased, File Number 53-2024-CP-001586, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830; that the decedent's date of death was July 16, 2023; that the total value of the estate is \$62,725.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
James Renwick	137 Buck Trail
	Davenport, Florida 33837

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is 10 of May, 2024.

Personal Representative:
James Renwick
137 Buck Trail
Davenport, Florida 33837

Attorney for Personal Representative:
Kristen M. Jackson
Florida Bar Number: 394114
JACKSON LAW PA
5401 S KIRKMAN RD., Ste 310
ORLANDO, FL 32819
Telephone: (407) 363-9020
Fax: (407) 363-9558
E-Mail: kjackson@jacksonlawpa.com
Secondary E-Mail:
tengberg@jacksonlawpa.com
May 10, 17, 2024 24-00699K

FIRST INSERTION

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

File No. 2024-CP-001544
Division Probate
IN RE: ESTATE OF CONRAD SCHILLING A/K/A CONRAD ADRIAN SCHILLING Deceased.

The administration of the estate of Conrad Schilling a/k/a Conrad Adrian Schilling, deceased, whose date of death was May 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. 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 10, 2024.

Personal Representative:
Maximilian C. Schilling
5483 Alandale Court
Orlando, Florida 32839

Attorney for Personal Representative:
Catherine E. Davey, Attorney |
Florida Bar Number: 991724
DAVEY LAW GROUP, P.A.
P.O. Box 941251
Maitland, FL 32794-1251
Telephone: (407) 645-4833
Fax: (407) 645-4832
E-Mail: cdavey@daveylg.com
Secondary E-Mail: steve@daveylg.com
May 10, 17, 2024 24-00698K

NOTICE TO CREDITORS

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

FILE NO.: 2024CP0010930000XX
IN RE: ESTATE OF CAYSON JASPER TICE-CHARLETTE, Deceased.

The administration of the ESTATE OF CAYSON JASPER TICE-CHARLETTE, DECEASED, whose date of death was JUNE 10, 2022, is pending in the CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA, PROBATE DIVISION, the address of which is 255 N. BROADWAY AVENUE, BAR-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 532024CP003550000XX
Division 14
IN RE: ESTATE OF WALTER ISIDORO ROSALES Deceased.

The administration of the estate of Walter Isidoro Rosales, deceased, whose date of death was September 19, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, Florida 33831-9000, Drawer

FIRST INSERTION

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

Case No.: 532024CP0007990000
Division: Probate
IN RE: THE ESTATE OF MICHELLE MARIE JASCOWSKI Deceased.

The administration of the estate of Michelle Marie Jacowski deceased, whose date of death was February 7, 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 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 PERIOD 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 10, 2024.

/s/ Jean Zembower
Jean Zembower, Petitioner
448 Ave B NE,
Winter Haven, Florida 33881

/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No. 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
michael@southernatlanticlaw.com
Attorneys for Petitioner
May 10, 17, 2024 24-00684K

FIRST INSERTION

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

File No. 2024CP0002600000XX
Division 14
IN RE: ESTATE OF DWAIN A NOBLES SR, Deceased.

The administration of the estate of DWAIN A NOBLES SR, Deceased, whose date of death was December 3, 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 May 10, 2024.

MICHELLE GIBSON,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srbllaw.com
Secondary Email:
angelica@srbllaw.com
May 10, 17, 2024 24-00676K

FIRST INSERTION

TOW, 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 10, 2024.

Respectfully submitted,
/s/ Megan Marie Tice and DeJary

FIRST INSERTION

#CC-4. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 10, 2024.

FIRST INSERTION

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

File No. 53-2024-CP-001444-0000-XX
Division 14
IN RE: ESTATE OF JEANNINE CATHERINE PIERCE Deceased.

The administration of the estate of Jeannine Catherine Pierce, deceased, whose date of death was March 19, 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, Florida 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 10, 2024.

Personal Representative:
Charles E. Long
437 Strawbridge Drive
Chesterfield, Missouri 63017
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
May 10, 17, 2024 24-00674K

Charlette

Co-Personal Representatives
c/o Kramer, Golden & Brook, P.A.
12000 Biscayne Boulevard, Suite 700
Miami, Florida 33181

Respectfully submitted,
KRAMER, GOLDEN & BROOK, P.A.
Attorneys for Personal Representative
Justin G. Brook, Esq.

Florida Bar No.: 90926
12000 Biscayne Blvd.,
Suite 700
Miami, Florida 33181
P: (305) 899 - 1800
F: (305) 891 - 1144
PE: jgb@kgbpalaw.com
SE: eservice@kgbpalaw.com
May 10, 17, 2024 24-00691K

Personal Representative:

/s/ Jonathan Rosales
Jonathan Rosales
856 Citrus Reserve Blvd
Davenport, Florida 33837

Attorney for Personal Representative:
Rodolfo Suarez, Jr.
Rodolfo Suarez, Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd,
Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eca@suarezlawyers.com
May 10, 17, 2024 24-00680K

SAVE TIME

Email your Legal Notice

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

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

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-001425-0000-XX
Division 14
IN RE: ESTATE OF
JOAN FRANCES BOETCHER
a/k/a **JOAN M. BOETCHER**
Deceased.

The administration of the estate of Joan Frances Boetcher a/k/a Joan M. Boetcher, deceased, whose date of death was January 6, 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, Florida 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 10, 2024.

Personal Representative:

Kim D. Ottman
445 Westwood Run
Epworth, Georgia 30541
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
May 10, 17, 2024 24-00675K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-001359-0000-XX
IN RE: ESTATE OF
NICKEY LAVAUGHN SHAW
Deceased.

The administration of the estate of Nickey LaVaughn Shaw, deceased, whose date of death was February 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 10, 2024.

Personal Representative:

Karen Lynne Shaw
2810 Hurst Road
Auburndale, Florida 33823
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail: ahall@straughtnturner.com
May 10, 17, 2024 24-00702K

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2023CA-004468-0000-00
LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., & TOWNS OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiffs, vs. MICHAEL C. MARCHANT, AS TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF MICHAEL C. MARCHANT; CENTURY LENDING COMPANY; ALL UNKNOWN TENANTS/OWNERS., Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated April 24, 2023, and entered in Case Number: 2023-CA-004468, of the Circuit Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., and TOWNS OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs, and MICHAEL C. MARCHANT, AS TRUSTEE OF THE REVOCABLE TRUST AGREEMENT OF MICHAEL C. MARCHANT; REVOCABLE TRUST AGREEMENT OF MICHAEL C. MARCHANT; CENTURY LENDING COMPANY; and ALL UNKNOWN TENANTS/OWNERS; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 25th day of June, 2024 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 102 Chelsea Drive, Davenport, Florida 33897

Property Description:
Lot 81, TOWNS OF LEGACY PARK, according to the plat thereof recorded in Plat Book 129, pages 36, 37, and 38, public records of Polk County, Florida.

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

/s/ Alicia S. Perez
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Eileen Martinez
Florida Bar No.: 0101537
Eryn M. McConnell
Florida Bar No.: 0018858
James E. Olsen
Florida Bar No.: 0607703
Alicia S. Perez
Florida Bar No.: 0091930
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383 Fx (407) 839-3384
Primary E-Mail:
JDLaw@orlando-law.com
Attorneys for Plaintiff
May 10, 17, 2024 24-00672K

--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings

as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

JUNE 10, 2024

PODIUM AUTO COLLISION
8217 US HWY 98 N
2020 DODG 2C3CDXGJ8LH100411
\$33,533.90
2018 LNDL SALYL2RNOJA724781
\$21,537.77
May 10, 2024 24-00707K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA006757000000
PLANET HOME LENDING, LLC,
Plaintiff, v.
TAROLYN BROOME MCMATH;
RODNEY EUGENE MCMATH;
UNKNOWN SPOUSE OF
TAROLYN BROOME MCMATH;
UNKNOWN SPOUSE OF
RODNEY EUGENE MCMATH;
THE LAKES MASTER
HOMEOWNERS ASSOCIATION,
INC.; LAKE WALES HOSPITAL
CORPORATION DBA LAKE
WALES MEDICAL CENTER; ALL
UNKNOWN PARTIES CLAIMING
INTERESTS BY, THROUGH,
UNDER OR AGAINST A NAMED
DEFENDANT TO THIS ACTION,
OR HAVING OR CLAIMING TO
HAVE ANY RIGHT, TITLE
OR INTEREST IN THE PROPERTY
HEREIN DESCRIBED; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 17, 2024 entered in Civil Case No. 2023CA006757000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC, Plaintiff and TAROLYN BROOME MCMATH; RODNEY EUGENE MCMATH; THE LAKES MASTER HOMEOWNERS ASSOCIATION, INC.; LAKE WALES HOSPITAL CORPORATION DBA LAKE WALES MEDICAL CENTER, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale Bartow, FL, 33831-9000 beginning at 10:00 am on June 3, 2024 the following described property as set forth in said Final Judgment, to-wit:..

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. 2022CA002622000000
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF JOHN R.
GRIFFITH, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 12, 2024, and entered in 2022CA002622000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN R. GRIFFITH, DECEASED; RACHEL GRIFFITH; SARAH MARGARET GRIFFITH; DISCOVER BANK 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 28, 2024, the following described property as set forth in said Final Judgment, to-wit:

THE SOUTH 15.0 FEET OF LOT 112 AND ALL OF LOT 113, OF THE H.A. STAHL FLORIDA PROPERTIES CO'S CLEVELAND HEIGHTS SUB-

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 2024 CA 000759000000
Freedom Mortgage Corporation
Plaintiff, vs.
Ramon Emilio Gonzalez Gonzalez;
et al
Defendants.

TO:Ramon Emilio Gonzalez Gonzalez
Last Known Address: 4033 Great Egret Drive Winter Haven, FL 33881
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 148, LAKESIDE LANDINGS PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16S, PAGE(S) 5 THROUGH 7, 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

LOT 15, BLOCK 1, TRACT 4, THE LAKES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 146, PAGES 1 AND 2, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 449 Glenkirk Way, Lake Alfred, FL 33850

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 02309797-JMV
May 10, 17, 2024 24-00673K

DIVISION, UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 2725 DERBYSHIRE AVE, LAKE LAND, FL 33803

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 1 day of May, 2024.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE &
PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
21-091495 - NaC
May 10, 17 2024 24-00678K

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
Case No.: 2023CA006583000000
GREENSPRING CAPITAL
MANAGEMENT, LLC, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS ADMINISTRATOR OF
RMH 2023-1 TRUST,
Plaintiff, vs.
ALL UNKNOWN HEIRS,
CREDITORS, DEVISEES,
BENEFICIARIES, GRANTEES,
ASSIGNEES, LIENORS,
TRUSTEES, AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER, OR AGAINST CLATHA
MAE ZIMMEL, VIENNA SQUARE
HOMEOWNERS' ASSOCIATION,
INC., THE VILLAS AT VIENNA
SQUARE HOMEOWNERS'
ASSOCIATION, INC., PAUL A.
ZIMMEL, DAVE J. ZIMMEL,
NORMAN GEORGE ZIMMEL,
CAROL A. VANEPS,
Defendants.

To: Carol Vaneps
Last Known Address:
2331 Salzburg Loop
Winter Haven, Florida 33884
Current Address:
2331 Salzburg Loop
Winter Haven, Florida 33884
YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:

Lot 123, VIENNA SQUARE PHASE 1, according to the map or plat thereof as recorded in Plat Book 143, Page 36, Public Records of Polk County, Florida. Property Address: 2331 Salzburg Loop, Winter Haven, Florida 33884.
Each Defendant is required to serve written defenses to the Complaint or Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's

Respectfully Submitted,
LAW FIRM OF GARY M. SINGER, P.A.
12 SE 7th Street, Suite 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s/ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No.: 544906
May 10, 17, 2024 24-00679K

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA005486000000
PENNYMAC LOAN SERVICES,
LLC;
Plaintiff, vs.
CYNTHIA EDITH RIVERA, ET.AL;
Defendants
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 1, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.polk.realforeclose.com>, on June 5, 2024, the following described property:

Lot 2 Block A, as shown on the plat entitled "Lakes at Lucerne Park, Phase 5" and recorded in the Public Records of Polk County, Florida in Plat Book 168, page 20 & 21.
Property Address: 1067 HAINES DR, 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

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.:
2022CA-001963-0000-00
PENNYMAC LOAN SERVICES LLC
Plaintiff(s), vs.
JESSICA CHRISTMAS,
ANTHONY CHRISTMAS,
UNITED STATES OF AMERICA
ACTING ON BEHALF OF THE
SECRETARY OF HOUSING
AND URBAN DEVELOPMENT;
UNKNOWN SPOUSE OF
ANTHONY CHRISTMAS;
UNKNOWN SPOUSE OF JESSICA
CHRISTMAS; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY
Defendant(s),

Notice is hereby given pursuant to a Final Judgment entered on MARCH 19, 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:

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

attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice 6-10-24, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.

This Notice should be published once a week for two consecutive weeks in the Business Observer.

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

WITNESS my hand and seal of said Court at Polk County, Florida, this 1 day of May, 2024.

Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: /s/ Carolyn Mack
Deputy Clerk

Respectfully Submitted,
LAW FIRM OF GARY M. SINGER, P.A.
12 SE 7th Street, Suite 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s/ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No.: 544906
May 10, 17, 2024 24-00679K

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.

Andrew Arias FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 23-03069
May 10, 17, 2024 24-00685K

POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 980.00 FEET THEREOF, AND LESS AND EXCEPT EXISTING RIGHT OF WAY FOR OLD DIXIE HIGHWAY.
Property Address: 3715 OLD DIXIE HWY, AUBURNDALE, FL 33823

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 6TH day of JUNE, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN 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 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.

WITNESS my hand and seal of the Court on this 30th day of April, 2024.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
By /s/ Carolyn Mack
Deputy Clerk
May 10, 17, 2024 24-00704K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

January 12, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Silverleaf Resorts, LLC for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN:

ORLANDO BREEZE RESORT
An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 93745517 -- KIMBERLY TAYLOR and CHARLES TAYLOR, ("Owner(s)"), 6061 COUNTY ROAD 152, KAUFMAN, TX 75142, Week 7 in Unit No. 0063 / Unit Type: N/A / Building H / Fractional Interest 1.923 / Principal Balance: \$39,326.52 /

Mtg Doc #2015151944

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
May 10, 17, 2024 24-00681K

FIRST INSERTION

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, is the foreclosure trustee (the "Trustee") of Silverleaf Resorts LLC, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name
KIMBERLY TAYLOR and CHARLES TAYLOR

Address
6061 COUNTY ROAD 152, KAUFMAN, TX 75142

Week/Unit/Interest/Building
7/0063

Contract # 93745517, Building H, Unit Type:

N/A, Fractional Interest 1.923
Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration")), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

The above-described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name

TAYLOR/TAYLOR

Mtg.- Orange County**Clerk of Court****Book/Page/Document #**

9607, 1516, 2015151944

Amount Secured by Mortgage

\$ 39,326.52

Per Diem

\$ 11.35

Notice is hereby given that on June 7, 2024, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property.

If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:

Jerry E. Aron, P.A.

By: /s/ Jennifer Conrad

Print Name: Jennifer Conrad

Title: Authorized Agent

FURTHER AFFIANT SAITH**NAUGHT.**

Sworn to and subscribed before me this May 6, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. (Notarial Seal) /s/ Sherry Jones

Print Name: Sherry Jones

NOTARY PUBLIC STATE OF**FLORIDA**

Commission Number: HH 215271

My commission expires: 2/28/26

Jerry E. Aron, P.A.

801 Northpoint Parkway, #64

West Palm Beach, FL 33407

May 10, 17, 2024

24-00688K

FIRST INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2022CA001326000000 AMERIHOM MORTGAGE COMPANY, LLC;

Plaintiff, vs.**GEORGE BRINKLEY A/K/A****GEORGE E. BRINKLEY, ET AL.;****Defendants**

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale dated April 30, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.polk.realforeclose.com>, on June 4, 2024, the following described property:

Lot 14, Block 2, LAKE BONNY HEIGHTS, according to the plat thereof, as recorded in Plat Book 35, Page 24, Public Records of Polk County, Florida.

Property Address: 2175 MONTICELLO AVE, LAKELAND, FL

33801

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.

Andrew Arias FBN: 89501

Attorneys for Plaintiff

Marinosci Law Group, P.C.

100 West Cypress Creek Road,

Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (954) 772-9601

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 22-01881

May 10, 17, 2024

24-00701K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

January 19, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN:**ORLANDO BREEZE RESORT**

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M91764818 -- GENEARL D BRUMMETT, ("Owner(s)"), 3003 FAIR DAWN CT, KATY, TX 77450 / Week 48 in Unit No. 0018/ Building C/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,308.83/ Lien Doc #2023138882/Assign Doc #2023014183

Contract Number: M91580855 -- KENNETH R DAVIS JR and KELLY L. DAVIS, ("Owner(s)"), 3570 FULLER BLUFF DR, SPRING, TX 77386 / Week 1 in Unit No. 0027/ Building D/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,463.84/ Lien Doc #2023138882/Assign Doc #2023014183

Contract Number: M91466472 -- YAO C LEE and LING LING CHOW LEE, ("Owner(s)"), 4607 COBB CIRCLE DR, SUGAR LAND, TX 77479 / Week 52 in Unit No. 0001/ Building A/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,603.67/

May 10, 17, 2024 24-00682K

FIRST INSERTION

NOTICE OF SALE

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

CASE NO.: 2020-CA-000854 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.**BRIAN HANSON; et al., Defendants.**

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on April 19, 2024 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on June 3, 2024 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 334, REGAL PALMS AT HIGHLAND RESERVE, PHASE 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 131, PAGE 25 AND 26, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 100 Napoli Drive, Davenport, FL 33897

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: May 6, 2024

/s/ Kelley L. Church

Kelley L. Church, Esquire

Florida Bar No.: 100194

Quinteiros, Prieto, Wood & Boyer, P.A.

255 S. Orange Ave., Ste. 900

Orlando, FL 32801-3454

(855) 287-0240

(407) 872-6012 Facsimile

E-mail: servicecopies@qpwbaw.comE-mail: kchurch@qpwbaw.com

Attorney for Plaintiff

Matter # 141700 -

Case # 2020-CA-000854

May 10, 17, 2024 24-00697K

Lien Doc #2023138882/Assign Doc #2023014183

Contract Number: M92842472 / M92842518 -- JAMES S MIDGETT and LAURA MIDGETT, ("Owner(s)"), 845 S LOOP 1604 W, SAN ANTONIO, TX 78264 and 912 COMANCHE COVE DR, GRANBURY, TX 76048 / Week 41 in Unit No. 0035, 18/0048/ Building E/F/ Fractional Interest 1.923%/ Amount Secured by Lien: \$6,710.33/ Lien Doc #2023138882/Assign Doc #2023014183

Contract Number: M6860316 -- THE LIVING TRUST OF THE MELANCHOLY FAMILY, DATED APRIL 1, 2021, ("Owner(s)"), PO BOX 784468, WINTER GARDEN, FL 34778 / Week 41 in Unit No. 0002/ Building A/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,342.03/ Lien Doc #2023138882/Assign Doc #2023014183

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
May 10, 17, 2024 24-00682K

FIRST INSERTION

NOTICE OF SALE

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

CASE NO. 2023CA005801000000 PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs.**GREGORY LEACH, MARY NODZAK, ET AL.;****Defendants**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated April 9, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.polk.realforeclose.com>, on June 3, 2024, the following described property:

Lot 227, SANDPIPER GOLF AND COUNTRY CLUB PHASE FIFTEEN, according to the plat thereof, recorded in Plat Book 97, Page 11, of the Public Records of Polk County, Florida.
Property Address: 6059 MAGPIE DR., LAKELAND, FL 33809

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.

Andrew Arias FBN: 89501

Attorneys for Plaintiff

Marinosci Law Group, P.C.

100 West Cypress Creek Road,

Suite 1045

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (954) 772-9601

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

MLG No.: 23-03608

May 10, 17, 2024 24-00696K

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.: 2023-CA-004386**U.S. BANK NATIONAL ASSOCIATION,****Plaintiff,****vs.****BRIAN ANTONIO IRIZARRY AKA BRIAN A. IRIZARRY, et al,****Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated April 15, 2024, and entered in Case No. 2023-CA-004386 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Brian Antonio Irizarry aka Brian A. Irizarry, Wendy Luz Irizarry, Florida Housing Finance Corporation, United States of America Acting through Secretary of Housing and Urban Development, Solar Mosaic, Inc., Highland Meadows 5 Homeowners Association, Inc., are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the June 17, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 222 OF RIDGE AT HIGHLAND MEADOWS, ACCORD-

ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 164, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 942 FALLON HILLS

DRIVE HAINES CITY FL 33844

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

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

Dated this 30 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/ Justin Swosinski

Justin Swosinski #96533

Florida Bar No. Esq.

CT - 23-003940

May 10, 17, 2024 24-00695K

FIRST INSERTION

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

CASE NO.: 2022CA000486**FREEDOM MORTGAGE CORPORATION****PLAINTIFF, VS.****UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY; MARK SCHEUNEMANN,****DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 26th day of April, 2024, and entered in Case No. 2022CA000486, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARK SCHEUNEMANN is defendant. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com on the 31st day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 11 AND 12, BLOCK 23 AND THE NORTHERLY 1/2 OF CLOSED ALLEY LYING SOUTHERLY OF SAID LOTS OF WEST LAKE WALES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 37, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Dated this

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO.:
DIVISION: Probate
IN RE: The Estate of
DEBRA GALE MOORE

The administration of the estate of Debra Gale Moore, deceased, whose date of death was April 6, 2024, is pending in the Tenth Circuit Court of Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830-3912.
The names and addresses of the peti-

tioner and the petitioner'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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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.

Joni Merchant,
Petitioner

Nattaly Gomez, Esq.
Attorney for Joni Merchant
Florida Bar Number: 1036183
Patriot Legal Group,
10 Bobby Green Plaza,
Auburndale, FL 33823
Telephone: 863-332-2114
E-Mail: Jasmine@patriotlegal.com
Secondary E-Mail:
Service@patriotlegal.com
Nattaly@patriotlegal.com
May 10, 17, 2024 24-00705K

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit/Interest/Building
GENEAL D BRUMMETT	3003 FAIR DAWN CT, KATY, TX 77450	48/0018 Contract # M91764818, Building C, Fractional Interest 1.923%
KENNETH R DAVIS JR and KELLY L. DAVIS	3570 FULLER BLUFF DR, SPRING, TX 77386	1/0027 Contract # M91580855, Building D, Unit Type: N/A, Fractional Interest 1.923%
YAO C LEE and LING LING CHOW LEE	4607 COBB CIRCLE DR, SUGAR LAND, TX 77479	52/0001 Contract # M91466472, Building A, Fractional Interest 1.923%
JAMES S MIDGETT and LAURA MIDGETT	845 S LOOP 1604 W, SAN ANTONIO, TX 78264 and 912 COMANCHE COVE DR, GRANBURY, TX 76048	41/0035, 18/0048 Contract # M92842472 / M92842518, Building E/F, Fractional Interest 1.923%
DEBORAH A MOCZYGEMBA and THOMAS MOCZYGEMBA	119 GAYLE AVE, SAN ANTONIO, TX 78223	39/0034 Contract # M91802293, Building E, Fractional Interest 1.923%
NATASHIA RUSNAK AS TRUSTEE OF THE LIVING TRUST OF NATASHIA RUSNAK, DATED FEBRUARY 1, 2021	5191 CINDERLANE PKWY APT 1202, ORLANDO, FL 32808	32/0047 Contract # M6863180, Building F, Fractional Interest 1.923%
THE LIVING TRUST OF THE MELANCHOLY FAMILY, DATED APRIL 1, 2021	PO BOX 784468, WINTER GARDEN, FL 34778	41/0002 Contract # M6860316, Building A, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated below:

Owner Name	Lien Doc #	Assign Doc #	Lien Amt	Per Diem
BRUMMETT	2023138882	2023014183	\$4,308.83	\$0.00
DAVIS JR/DAVIS	2023138882	2023014183	\$4,463.84	\$ 0.00
LEE/LEE	2023138882	2023014183	\$4,603.67	\$ 0.00
MIDGETT/MIDGETT	2023138882	2023014183	\$6,710.33	\$ 0.00
MOCZYGEMBA/ MOCZYGEMBA RUSNAK AS TRUSTEE OF THE LIVING TRUST OF NATASHIA RUSNAK, DATED FEBRUARY 1, 2021	2020138915	2020142198	\$8,589.81	\$ 0.00
THE LIVING TRUST OF THE MELANCHOLY FAMILY, DATED APRIL 1, 2021	2023138882	2023014183	\$4,265.78	\$ 0.00
APRIL 1, 2021	2023138882	2023014183	\$4,342.03	\$ 0.00

Notice is hereby given that on June 7, 2024, at 11:00 a.m., Eastern time at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property.

If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511. In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: /s/ Jennifer Conrad ; Print Name: Jennifer Conrad
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this May 6, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

(Notarial Seal) /s/ Sherry Jones ; Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 215271 ; My commission expires: 2/28/26

Jerry E. Aron, PA.
801 Northpoint Parkway, #64
West Palm Beach, FL 33407
May 10, 17, 2024

24-00689K

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit/Interest/Building
EMILY NJERI NJOROGE	5879 YARDLEY CT, POWDER SPRINGS, GA 30127	17/0402, AMBASSADOR, Contract # 6531076, Fractional Interest 1.923%
JOHN A. SHIGLEY	160 HOLSAPPLE RD LOT 144A, DOVER PLAINS, NY 12522	8/0415, AMBASSADOR, Contract # 6515358, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name	Mtg.- Polk County Clerk of Court Book/Page/Document #	Amount Secured by Mortgage	Per Diem
NJOROGE	10343, 160, 2017242056	\$ 47,011.65	\$ 15.80
SHIGLEY	10294, 0631, 2017202843	\$ 56,204.94	\$ 18.93

Notice is hereby given that on June 7, 2024, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above-described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: /s/ Jennifer Conrad ; Print Name: Jennifer Conrad
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this May 6, 2024, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

(Notarial Seal) /s/ Sherry Jones; Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA

Commission Number: HH 215271; My commission expires: 2/28/26

Jerry E. Aron, PA.
801 Northpoint Parkway, #64
West Palm Beach, FL 33407
May 10, 17, 2024

24-00690K

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**

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

THIRD 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

SECOND 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

SECOND 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 24-00656K

SECOND 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

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.
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 24-00656K

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 DECEDENTS 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
May 3, 10, 2024 24-00666K

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 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. 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

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 R. 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

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.
Dated: April 29, 2024
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

--- ESTATE ---

SECOND INSERTION

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

SECOND INSERTION

cedent 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 DECEDENTS 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
May 3, 10, 2024 24-00666K

--- SALES ---

SECOND INSERTION

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 Records of Polk County, Florida
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand this 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

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,
May 3, 10, 2024 24-00658K

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

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,
May 3, 10, 2024 24-00658K

SECOND INSERTION

uled 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

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,
May 3, 10, 2024 24-00658K

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL: legal@businessobserverfl.com

Business Observer
LV10161

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA**CASE NO.: 2024CC001093000000****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

JN1FV7APOKM760427

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

SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

Case No.**53-2023-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

SECOND INSERTION

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

CIVIL DIVISION

CASE NO.**532024CA00003000000****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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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,

--- SALES ---

SECOND 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., Plain-
tiff 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 Judg-
ment, to-wit:

LOT 7, IN BLOCK 21, 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.

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 immedi-
ately 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
19-322068 FC01 WNI
May 3, 10, 2024 24-00669K

SECOND INSERTION

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

CASE NO. 2023CA005440000000
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
LUIS RAUL SILVA, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant
to a Summary Final Judgment of Fore-
closure entered April 17, 2024 in Civil
Case No. 2023CA005440000000 of
the Circuit Court of the TENTH JUDI-
CIAL CIRCUIT in and for Polk County,
Bartow, Florida, wherein LAKEVIEW
LOAN SERVICING, LLC is Plaintiff
and Luis Raul Silva, et al., are Defen-
dants, the Clerk of Court, STACY BUT-
TERFIELD, CPA, will sell to the highest
and best bidder for cash electronically
at www.polk.realforeclose.com in ac-
cordance with Chapter 45, Florida Statutes
on the 3rd day of June, 2024 at 10:00
AM on the following described prop-
erty 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, inclu-
sive, 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 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.

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

SECOND 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 Fore-
closure entered FEBRUARY 23, 2023
in Civil Case No. 2022-CA-002363 of
the Circuit Court of the TENTH Judi-
cial Circuit in and for Polk County,
Bartow, Florida, wherein Lore Lend-
ing Group, Inc, Lore Investment-Misty,
LLC, John J. Rooney, CPA, PA and ACL
Enterprises, LLC are Plaintiffs and Di-
rect Success Investments, LLC a Florida
Limited Liability Company and Steven
Campbell, Individually are Defendants,
the Clerk of Court, STACY BUTTER-
FIELD, CPA, will sell to the highest
and best bidder for cash electronically
at www.polk.realforeclose.com in ac-
cordance with Chapter 45, Florida Stat-
utes 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 Govern-
ment 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 Govern-
ment 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 immedi-
ately 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.

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

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
Rachael P. Strickland, Deceased, et
al.,

Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2022CA000950000000
of the Circuit Court of the TENTH Judi-
cial Circuit, in and for Polk County,
Florida, wherein Wells Fargo Bank,
N.A. is the Plaintiff and The Unknown
Heirs, Devisees, Grantees, Assign-

ees, Lienors, Creditors, Trustees, and
all other parties claiming interest by,
through, under or against the Estate
of Rachael Patricia Strickland a/k/a
Rachael 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
of Willard W. Strickland a/k/a Willard
Winford Strickland, Deceased; Retha
Strickland Harris a/k/a Retha M. Har-
ris a/k/a Retha Harris; Patricia Collins
Pepitone f/k/a Patricia Strickland Col-
lins f/k/a Patricia A. Collins f/k/a Pa-
tricia Collins f/k/a Patricia Ann Strick-
land; The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors, Creditors,
Trustees, and all other parties claiming
interest by, through, under or against
the Estate of Eugene Eugene Strick-
land a/k/a Willard E. Strickland, De-
ceased; Sheila Ann Black a/k/a Sheila
Black ; Rachel Catheryn Erwine f/k/a
Rachel Catheryn Strickland; Kevin
Scott Strickland; Retha Strickland Har-
ris a/k/a Retha M. Harris a/k/a Retha

SECOND INSERTION

Harris; Patricia Collins Pepitone f/k/a
Patricia Strickland Collins f/k/a Pa-
tricia 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, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED ON
PLAT BOOK 10, PAGE 31 OF
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 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 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

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION

Case No. 2023CA004849000000
Wells Fargo Bank, N.A.,
Plaintiff, vs.

Walter K. Frede a/k/a Walter Frede,
et al.,

Defendants.
NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2023CA004849000000
of the Circuit Court of the TENTH Judi-
cial 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.real
foreclose.com, beginning at 10:00AM
on the 23rd day of May, 2024, the fol-
lowing 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 RE-
CORDED IN PLAT BOOK 7,
PAGE 10, PUBLIC RECORDS

OF POLK COUNTY, FLORI-
DA; 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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

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.:
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. BUT-
TERFIELD, CPA as the Clerk of the
Circuit Court shall sell to the highest
and best bidder for cash electronically
at www.polk.realforeclose.com at 10:00
AM on the 25 day of June, 2024, the fol-
lowing described property as set forth
in said Final Judgment, to wit:

LOT 1, BLOCK 1, PINEHURST
SUBDIVISION, ACCORD-
ING 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 CLAIM-
ING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability
who needs assistance in order to par-
ticipate 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 Re-
lay Service), as much in advance of your
court appearance or visit to the court-
house as possible. Please be prepared
to explain your functional limitations
and suggest an auxiliary aid or service
that you believe will enable you to ef-
fectively 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

**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 ARGERSINGER AKA RUBY
LENZ 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 Cir-
cuit in and for Polk County, Florida in
which U.S. Bank National Association,
as Trustee for Specialty Underwriting
And Residential Finance Trust Mort-
gage Loan Asset-Backed Certificates,
Series 2006-BC3, is the Plaintiff and
Ruby L. Argersinger aka Ruby Argers-
inger 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 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 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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/ Charlene Calhoun
Florida Bar #16141
CT - 22-006423
May 3, 10, 2024 24-00644K

SECOND INSERTION

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

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 AS-
SOCIATION AS TRUSTEE OF THE
CABANA SERIES IV TRUST is the
Plaintiff, and ERIBERTO GUZMAN,
ELENA SANTANA, ROBERTO SER-
RANO, UNKNOWN SPOUSE OF ER-
IBERTO GUZMAN N/K/A ADELINA
MARTINEZ and ANDOVER HOME-
OWNERS ASSOCIATION OF POLK
COUNTY, INC. are the Defendants.

The Clerk of the Court, STACY BUT-
TERFIELD, 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 begin-
ning at 10:00 AM, at www.polk.real
foreclose.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 Merri-
mack 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 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 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

SECOND INSERTION

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, re-
corded in Plat Book 166, Page
50, of the Public Records of Polk
County, Florida. With the follow-
ing street address: 381 Kensington
View Drive, Winter Haven, Flori-
da, 33880.

at public sale, to the highest and best
bidder, for cash, at www.polk.real
foreclose.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.

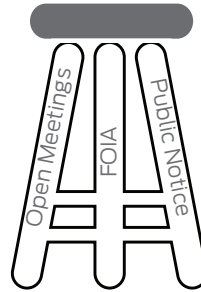
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686,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

cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

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

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

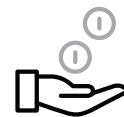


Verifiability



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