

## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

**NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES** NOTICE IS HEREBY GIVEN that Imre Shawn Bryant will engage in business under the fictitious name JUST LIKE THE RECORDS, with a physical address 510 W. Pierce St LAKE ALFRED, FL 33850, with a mailing address 510 W. Pierce St LAKE ALFRED, FL 33850, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 31, 2024 24-00800K

#### FIRST INSERTION

##### FICTITIOUS NAME NOTICE

Notice is hereby given that COMBEE INSULATION OF FLORIDA, LLC, OWNER, desiring to engage in business under the fictitious name of COMBEE INSULATION COMPANY located at 495 S HIGH STREET, STE 50, COLUMBUS, OHIO 43215 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 31, 2024 24-00802K

#### 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 SOCIAL HONEY MEDIA : Located at 476 Knightsbridge Cir : Polk County in the City of Davenport: Florida, 33896-5094 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this May day of 28, 2024

HOUSE OF SHEEN GLAM TEAM LLC

May 31, 2024 24-00807K

#### 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 Remoto located at 208 Dixie Cir, in the County of Polk, in the City of Haines City, Florida 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Haines City, Florida this 28th day of May, 2024.

Jose Rodriguez

May 31, 2024 24-00805K

#### 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 OUTBACK ANIMAL CLINIC : Located at 224 Commonwealth Ave N : Polk County in the City of Polk City: Florida, 33868-9583 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk City Florida, this May day of 28, 2024

REGINA L PROUTSOS DVM PLLC

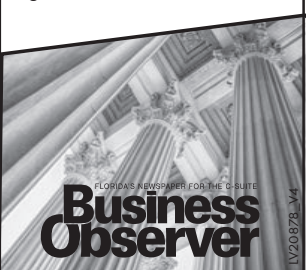
May 31, 2024 24-00806K

## PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



#### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION** File No.: 2024CP001689 Division Probate IN RE: ESTATE OF JUDY E. CLASSON Deceased.

The administration of the estate of Judy E. Classon, deceased, whose date of death was July 16, 2022, is pending in the Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a 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 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 31, 2024.

##### Personal Representative:

Michael R. Classon  
131 Cook Avenue  
Jamestown, NY 14701

Attorney for Personal Representative:  
Tracy Wynter

Attorney for Personal Representative  
Florida Bar Number: 0021348

109 Ambersweet Way, Suite 505  
Davenport, FL 33897

Telephone: (863) 353-6897  
Fax: (863) 353-6866

E-Mail: Tracy@TracyWynterLaw.com  
May 31; June 7, 2024 24-00799K

#### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA** Case No.: 2023-CP-001647 Division: Probate IN RE: ESTATE OF VICTORIA O'NEAL Deceased.

The administration of the estate of VICTORIA O'NEAL, deceased, whose date of death was November 5, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is: 255 N. Broadway Avenue, Bartow, FL 33830-3912.

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

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

All other creditors of the decedent and other persons having claims or 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 31, 2024.

##### Personal Representative:

Kibibi Oyo, Petitioner

/s/ Mark R. Lippman  
Mark R. Lippman,  
Attorney for Kibibi Oyo

Florida Bar No. 244030  
4767 New Broad Street  
Orlando, FL 32814

Telephone: 407-648-4213  
Email: mlippman@llopa.com

Secondary Email: filings@llopa.com  
May 31; June 7, 2024 24-00808K

### --- ESTATE ---

#### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION** File No. 2024 CP 1591 IN RE: ESTATE OF PAUL MALCOLM SKINGLE Deceased.

The administration of the estate of Paul Malcolm Skingle, deceased, whose date of death was September 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, 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 31, 2024.

##### Personal Representative:

Jeanette Skingle  
149 Allison Ave.  
Davenport, Florida 33897

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 31; June 7, 2024 24-00785K

#### FIRST INSERTION

**NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION** Case No. 24-CP-001803 IN RE: ESTATE OF BILLY CARL HINOTE, JR., Deceased.

The administration of the estate of BILLY CARL HINOTE, JR., Deceased, whose date of death was March 6, 2024, and whose social security number is XXX-XX-9718, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Courthouse Probate Division 930 East Parker Street Room 240, Lakeland, Florida 33801-1929. The names and addresses of the proposed personal representative and the proposed personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 31, 2024.

##### Proposed Personal Representative:

TERRY LYN HINOTE  
1609 South Meredith Place,  
Plant City, FL 33563.

Attorney for Proposed Personal Representative:

/s/ Charles M. Holloman II, Esquire  
HOLLOMAN LAW

502 North Armenia Avenue  
Tampa, Florida 33609

Phone: (813) 445-8722;  
Fax: (813) 445-8721;  
Email: ch2@cmhollomanlaw.com.  
May 31; June 7, 2024 24-00798K

#### FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION** Case Number: 24CP-1738 IN RE: ESTATE OF Kathleen Marie Medved deceased.

The administration of the estate of Kathleen Marie Medved, deceased, Case Number 24CP-1738, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 31, 2024.

##### /s/ Michael John Havertape

Michael John Havertape  
Personal Representative  
Address: 526 Club Hill Road  
Lake Alfred, FL 33850

/s/ MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801

(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com

Attorney for Personal Representative  
May 31; June 7, 2024 24-00803K

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

#### FIRST INSERTION

**NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION** CASE NO. 532023CA004121000000

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2, Plaintiff,

vs. DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; UNKNOWN SPOUSE OF DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; LAKE WALES MEDICAL CENTER; UNKNOWN SPOUSE OF DAVID ALLEN ANDERSON; UNKNOWN SPOUSE OF BEVERLY HENRY; DAVID ALLEN ANDERSON; JENNIFER ANDERSON LEEKS; UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; 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, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on June 25, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 6, BLOCK D, POINCIANA HEIGHTS, LAKE WALES, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

532023CA004121000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2 is Plaintiff and DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; LAKE WALES MEDICAL CENTER; UNKNOWN SPOUSE OF DAVID ALLEN ANDERSON; UNKNOWN SPOUSE OF BEVERLY HENRY; DAVID ALLEN ANDERSON; JENNIFER ANDERSON LEEKS; UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; 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, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on June 25, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 6, BLOCK D, POINCIANA HEIGHTS, LAKE WALES, FLORIDA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED May 22, 2024.

By: /s/ Ian Dolan

Ian C. Dolan  
Florida Bar No.: 757071

Roy Diaz, Attorney of Record  
Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff

499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317

Telephone: (954) 564-0071  
Facsimile: (954) 564-9252

Service E-mail: answers@dallegal.com  
1460-185504 /SR4  
May 31; June 7, 2024 24-00795K

#### FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA** CASE NO.: 2023CA004590000000

SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. MARLON HENRY; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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).

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 16, 2024 entered in Civil Case No. 2023CA004590000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and MARLON HENRY; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on June 20, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 794, POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53,

PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 310 Begonia Court, Poinciana, FL 34759  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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: ftrealprop@kelleykronenberg.com

/s/ Jordan Shealy

Jordan Shealy, Esq.  
FBN: 1039538

File No: 02301509-JMV  
May 31; June 7, 2024 24-00809K

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# Business Observer



## --- SALES ---

## 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. 2024CA000949000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. RYAN MICHAEL MARSHALL AND STEPHANIE LYNN MARSHALL, et. al.**

**Defendant(s),**  
TO: STEPHANIE LYNN MARSHALL, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 216, OF HAMMOCK RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE(S) 26-38, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-1-24/(30 days from Date of First Publication of

this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

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

CLERK OF THE CIRCUIT COURT  
Stacy M. Butterfield  
(SEAL) BY: /s/Carolyn Mack  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners PLLC  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-183044

May 31; June 7, 2024 24-00797K

## FIRST INSERTION

**CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

**Case No. 2022-CA-001424**  
**Honorable Judge: MASTERS PLANET HOME LENDING, LLC Plaintiff, vs.**

**KENNETH ANTHONY; FELICIA ANTHONY; LONNIE B. ANTHONY, SR.; UNKNOWN SPOUSE OF LONNIE B. ANTHONY, SR.; SUNSET RIDGE HOA, INC.; TIDEWATER FINANCE COMPANY; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2**

**Defendants,**  
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 20, 2024 in the above-styled cause, Stacy M. Butterfield, Clerk of Court for Polk County, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on July 19, 2024 the following described property:

LOT 146, OF SUNSET RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 126, PAGE(S) 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PARCEL ID: 27-26-18-704454-

001460.

Commonly Known as: 147 Sunset View 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. 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.

Respectfully submitted this May 23, 2024

/s/ Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
Service:

mattw@wasingerlawoffice.com  
May 31; June 7, 2024 24-00787K

## --- ESTATE ---

## FIRST INSERTION

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

**File No. 532024CP001160000XX**

**Division: 14**  
**IN RE: ESTATE OF LORI ANN BARNNESS, Deceased.**

The administration of the estate of Lori Ann Barnness, deceased, whose date of death was 11/11/2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, File No. 532024CP001160000XX, the address of which is Drawer CC-8, P.O. Box 9000, Bartow, FL 33831-9000. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (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 THE FIRST PUBLICATION OF THIS NOTICE IS May 31, 2024.

**Personal Representative**  
**Scott A. Barnness**  
535 Caymen Drive  
Lake Wales, FL 33859

Attorney for Personal Representative  
Kathlyn M. White  
Florida Bar No. 137663  
DeMaria, de Kozan & White, PLLC  
510 E. Zaragoza St.  
Pensacola, FL 32502  
(850) 202-8535  
(850) 438-8860 FAX  
kmwhite@demariadekozanwhite.com  
bsstubs@demariadekozanwhite.com  
May 31; June 7, 2024 24-00788K

## FIRST INSERTION

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

**CASE NO.: 2024CC001736000000 ALLY BANK, Plaintiff, vs.**

**LATASHA L. POWELL; et al., Defendant(s).**

TO: Latasha L. Powell  
Last Known Residence: 4005 Shearwater St Lakeland, FL 33811

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 Chevrolet Traverse, VIN 1GNERNK3KJ188765

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 June 24, 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 May 17, 2024.  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By: /s/Asuncion Nieves  
As Deputy Clerk

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue Suite 303  
Delray Beach, FL 33484  
1693-182B  
Ref# 7874

May 31; June 7, 14, 21, 2024  
24-00812K

## FIRST INSERTION

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

**File No. 2024CP0015930000XX**

**Division Probate**  
**IN RE: ESTATE OF KELLY FRANK REYNOLDS Deceased.**

The administration of the estate of Kelly Frank Reynolds, deceased, whose date of death was September 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway A venue, 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 31, 2024.

**Personal Representative:**  
**Barbara S. Reynolds**  
309 Hernando Road  
Winter Haven, Florida 33884

Attorney for Personal Representative:  
Anthony J. Cetrangolo  
Florida Bar Number: 0118134  
Henderson, Franklin, Starnes & Holt, P.A.  
1715 Monroe Street  
P.O. Box 280  
Fort Myers, Florida 33902  
Telephone: (239) 344-1100  
Fax: (239) 344-1200  
E-Mail:  
anthony.cetrangolo@henlaw.com  
Secondary E-Mail:  
jorge.maldonado@henlaw.com  
May 31; June 7, 2024 24-00804K

## FIRST INSERTION

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

**CASE 2024 CP 1760**  
**IN RE THE ESTATE OF TERRIE LYNN DOTSON, Deceased.**

The administration of the Estate of TERRIE LYNN DOTSON, deceased, whose date of death was April 7, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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

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

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

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

Publication of this Notice first occurred on May 31, 2024.

**BONNIE PORTER**  
**Personal Representative**  
ROBERT T. MAGILL, ESQUIRE  
Florida Bar #64371  
MAGILL LAW OFFICES  
Post Office Box 922  
Orlando, Florida 32802  
Telephone: (407) 614-4509  
Email: robert@magill-law.com  
Attorney for Personal Representative  
May 31; June 7, 2024 24-00789K

## --- SALES ---

## FIRST INSERTION

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

**CASE NO.: 2022-CA-002496**

**LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ERIC RIOS, et al., Defendants.**

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

Lot 4, Patterson Heights, according to the map or plat thereof, as recorded in Plat Book 135, Page(s) 13 and 14, of the Public Records of Polk County, Florida.  
Property Address: 3483 Patterson Heights Drive, Haines City, FL 33844

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 22nd day of May, 2024.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave,  
Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
May 31; June 7, 2024 24-00786K

## FIRST INSERTION

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

**CASE NO.: 2022-CA-002225**

**FLAGSTAR BANK, N.A., Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al., Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 18, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida.  
Property Address: 145 Palazzo Lane, Poinciana, FL 34759

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 29th day of May, 2024.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
May 31; June 7, 2024 24-00811K

## 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. 2024CA001595000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.**

**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLIFTON DAVIS, DECEASED, et. al.**

**Defendant(s),**  
TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLIFTON DAVIS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 157, ROLLINGLEN, PHASE THREE, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 19AND 1/72 INTEREST IN TRACT A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TO-

GETHER WITH THAT CERTAIN 1999, 66 X 28, BAY MAN-OR MOBILE HOME, SERIAL #FLHNBFP138042919A/B

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 7-1-24/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 23 day of May, 2024.

CLERK OF THE CIRCUIT COURT  
Stacy M. Butterfield  
(SEAL) BY: /s/Carolyn Mack  
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners PLLC  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-198204  
May 31; June 7, 2024 24-00810K

# PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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

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





## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION  
Case No. 2023-CA-005414  
Division 07

**SELECT PORTFOLIO SERVICING, INC.**  
Plaintiff, vs.  
KYLE A MILLER A/K/A KYLE ALEXANDER MILLER A/K/A KYLE MILLER, UNKNOWN SPOUSE OF KYLE A MILLER A/K/A KYLE ALEXANDER MILLER A/K/A KYLE MILLER, LVNV FUNDING LLC, AND UNKNOWN TENANTS/OWNERS,  
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 9, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 18, BLOCK A, OF POINCIANA HEIGHTS, A SUBDIVISION IN THE CITY OF LAKE WALES, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, OF THE PUBLIC RECORDS, POLK COUNTY, FLORIDA.

and commonly known as: 614 CARVER DRIVE, LAKE WALES, FL 33853; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on June 25, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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.

**AMERICANS WITH DISABILITY ACT**

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 May 24, 2024

By: /s/ Jennifer M. Scott  
Jennifer M. Scott  
Attorney for Plaintiff  
(813) 229-0900 x  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
2023-CA-005414  
246300/2322255/CMP  
May 31; June 7, 2024 24-00796K

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION  
Case No. 2022CC115800000  
Division: M0

**ALEX MACKINTOSH, Plaintiff, vs. EARLIE SANDERS, UNKNOWN SPOUSE OF EARLIE SANDERS, UNKNOWN SPOUSE OF JANNETTE HERRING, UNKNOWN TENANTS/OWNERS 1, UNKNOWN TENANTS/OWNERS 2, UNKNOWN TENANTS/OWNERS 3, STATE OF FLORIDA and CLERK OF THE CIRCUIT COURT AND COMPTROLLER, POLK COUNTY, FLORIDA, Defendants.**

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 3, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 5, IN BLOCK 3, HAMILTON'S ADDITION TO BARTOW, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 13, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 1785 Hamilton Street, Bartow, Florida 33830, including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on August 1, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

Any persons 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.

**AMERICANS WITH DISABILITY ACT**

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 23, 2024

/s/ Lindsay A. Moczynski  
Lindsay A. Moczynski  
Florida Bar #89161  
Attorney for Plaintiff  
Kass Shuler, P.A.  
1505 N. Florida Ave.  
Tampa, FL 33602-2613  
ForeclosureService@kasslaw.com  
328952/2116932/wll  
May 31; June 7, 2024 24-00801K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION:  
CASE NO.:  
2022CA-001034-0000-00

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ANTHONY V. WHIPPLELEATHERWOOD; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CARMEL FINANCIAL CORPORATION, INC; FLORIDA HOUSING FINANCE CORPORATION; HAMPTON HILLS, LLC; LASHAWN D. YOUNG; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at 10:00 AM on the 25 day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT NO. 28, BLOCK NO. 21, OF HAMPTONS HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PROPERTY ADDRESS: 3722 MADBURY CIR, LAKELAND.

FL 33810  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 23 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  
22-00553  
May 31; June 7, 2024 24-00794K

## --- ACTIONS ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.: 2024CA000556000000  
LAKEVIEW LOAN SERVICING, LLC,  
Plaintiff, vs.  
GANESH GONUGUNTALA; et al.,  
Defendant(s).

TO: Ganesh Gonuguntala  
Last Known Residence: 4510 Cindy Rd Lakeland, FL 33810

TO: Unknown Spouse of Ganesh Gonuguntala  
Last Known Residence: 4510 Cindy Rd Lakeland, FL 33810

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

THE WEST 1/2 OF THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET

TO THE POINT OF BEGINNING; THENCE SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 647.81 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.64 FEET; THENCE NORTH 89° 22' 15" EAST 647.81 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.22 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A SEMICIRCULAR PIECE OF LAND IN THE NORTHEAST CORNER THEREOF LYING WITHIN A 50 FOOT RADIUS OF SAID CORNER; LESS AND EXCEPT THE SOUTH 25.00 FEET THEREOF; ALONG WITH THE NORTH 25.00 FEET OF THE OF THE EAST 1/2 OF THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET

LARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 647.81 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.64 FEET; THENCE NORTH 89° 22' 15" EAST 647.81 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 672.22 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A SEMICIRCULAR PIECE OF LAND IN THE NORTHEAST CORNER THEREOF LYING WITHIN A 50 FOOT RADIUS OF SAID CORNER.

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 7-1-24, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on May 23, 2024.

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

ALDRIDGE PITE, LLP,  
Plaintiff's attorney,  
5300 West Atlantic Avenue  
Suite 303  
Delray Beach, FL 33484  
1091-2723B  
Ref# 8000  
May 31; June 7, 2024 24-00813K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO.:  
2023CA-005037-0000-00

**MADISON PLACE SERVICE PROVIDER, LLC, Plaintiff, vs. WINSTON ERROL HAYNES, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on FEBRUARY 19, 2024 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 100, Madison Place Phase 1, according to the plat thereof, recorded in Plat Book 173, Page(s) 16 through 20, inclusive, of the Public Records of Polk County, Florida, with the following street address: 366 Madison Drive, Davenport, FL 33837.

to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com on 14TH day of JUNE, 2024.

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

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

WITNESS my hand and the seal of the Court on this 10th day of May, 2024.  
STACY M. BUTTERFIELD, CPA,  
Clerk of the Circuit Court  
By: Carolyn Mack, Deputy Clerk  
May 31; June 7, 2024 24-00790K

## 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.: 2022CA002769000000  
FREEDOM MORTGAGE CORPORATION  
PLAINTIFF, VS.  
JAMES SARVER ET AL.,  
DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of May, 2024, and entered in Case No. 2022CA002769000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JAMES SARVER; UNKNOWN TENANT N/K/A TYLER BLANTON and U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVF III MORTGAGE LOAN TRUST II are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on the 19th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31, FLAMINGO HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE(S) 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

IF YOU ARE A PERSON CLAIMING

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

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

Dated this 23rd day of May, 2024.

By: /s/ Liana R. Hall  
Liana R. Hall  
Bar No. 73813  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive,  
Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-1096  
May 31; June 7, 2024 24-00792K

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
CASE NO. 2024CA001144000000  
MIDFIRST BANK  
Plaintiff, v.

**NYDIA ENID RIVERA A/K/A NYDIA E. RIVERA A/K/A NYDIA ENID RIVERA RIVERA, ET AL. Defendants.**

TO: NYDIA ENID RIVERA A/K/A NYDIA E. RIVERA A/K/A NYDIA ENID RIVERA RIVERA,  
Current residence unknown, but whose last known address was:  
2417 TANGLEWOOD ST,  
LAKELAND, FL 33801-2702  
AND

CARLOS M. BATISTA,  
Current residence unknown, but whose last known address was:  
2413 TANGLEWOOD ST,  
LAKELAND, FL 33801

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

SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA TO-WIT:  
THAT PORTION OF LOTS 13 AND 14, IN BLOCK 2, OF LAKEWOOD PARK SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT 258 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 14, RUN THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF LOTS 14 AND 13 FOR A DISTANCE OF 120 FEET; THENCE SOUTH TO THE CENTER LINE OF THE CANAL; THENCE IN A EAST SOUTHEASTERLY DIRECTION ALONG THE CENTER LINE OF THE CANAL TO

A POINT ON THE EAST LINE OF LOT 14 THENCE NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ROAD RIGHT-OF-WAY OVER THAT PORTION OF THE EAST 20 FEET OF THE WEST 80 FEET OF LOT 13, BLOCK 2, LAKEWOOD PARK SUBDIVISION, WHICH LIES NORTH OF THE CANAL.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before 6/24/2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint petition.

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

WITNESS my hand and seal of the Court on this \_\_\_ day of MAY 17, 2024.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: /s/ Asuncion Nieves  
Deputy Clerk

eXL Legal, PLLC  
Plaintiff's attorney,  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
1000002213  
May 31; June 7, 2024 24-00791K

## FIRST INSERTION

**NOTICE OF ADMINISTRATION (intestate)**  
IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA  
CASE 2024 CP 1760  
IN RE THE ESTATE OF  
TERRIE LYNN DOTSON,  
Deceased.

The administration of the Estate of TERRIE LYNN DOTSON, deceased, File Number 2024 CP 1760, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative

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

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

objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

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

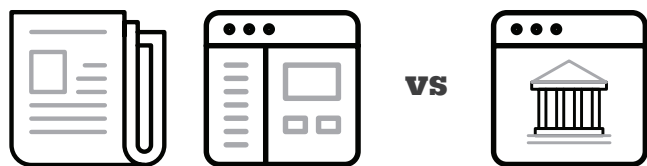
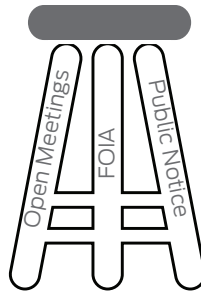
Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact,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

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

**BONNIE PORTER**  
Personal Representative  
ROBERT T. MAGILL, ESQUIRE  
Florida Bar #64371  
MAGILL LAW OFFICES  
Post Office Box 922  
Orlando, Florida 32802  
Telephone: (407) 614-4509  
Email: robert@magill-law.com  
Attorney for Personal Representative  
May 31; June 7, 2024 24-00793K

# 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**

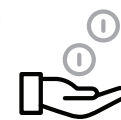


**Verifiability**



**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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)





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

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

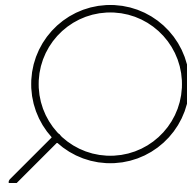


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

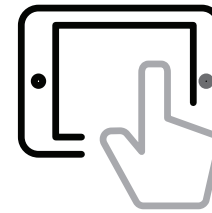
**Verifying publication is difficult-to-impossible on the web.**

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



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

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

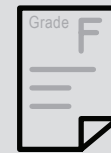


**Moreover, the real digital divide for public notice is growing**

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

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

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



### 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

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- 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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



# WE SAVED SOME



**Email your Legal Notice**

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

Deadline Wednesday at noon • Friday Publication

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

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

11/20/2006\_3/20

## SUBSEQUENT INSERTIONS

--- ESTATE ---

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 532024CP0015920000XX**  
**IN RE: ESTATE OF**  
**AMANDA LEIGH BAKER,**  
**Deceased.**

The administration of the estate of AMANDA LEIGH BAKER, deceased, whose date of death was December 8, 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 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: May 24, 2024.

**JEFFREY BAKER**  
**Personal Representative**  
1530 Sherwood Lakes Blvd  
Lakeland, FL 33809  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 413550  
Hines Norman Hines, P.L.  
315 S. Hyde Park Ave  
Tampa, FL 33606  
Telephone: 813-251-8659  
Email: rhines@hnh-law.com  
Secondary Email:  
rhartt@hnh-law.com  
May 24, 31, 2024 24-00751K

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case Number: 24CP-1737**  
**IN RE: ESTATE OF**  
**Kimberly Jean Ostrander**  
**deceased.**

The administration of the estate of Kimberly Jean Ostrander, deceased, Case Number 24CP-1737, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024.

**/s/ Sharon Danette Caldwell**  
**Personal Representative**  
Address: 657 Raymond Loop,  
Auburndale, FL 33823-2899  
**/s/ MICHAEL H. WILLISON, P.A.**  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
May 24, 31, 2024 24-00763K

### SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 532024CP0016680000XX**  
**Division: Probate**  
**IN RE: ESTATE OF**  
**LOUISE R. DANIEL**  
**a/k/a LOUISE ROLLASON DANIEL**  
**Deceased.**

The administration of the Estate of Louise R. Daniel a/k/a Louise Rollason Daniel, 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 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

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

file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 24, 2024.

**Personal Representative:**  
**Paul C. Daniel**  
177 S. Lake Florence Drive  
Winter Haven, Florida 33884  
Attorneys for Personal Representative:  
Paige Hammond Wolpert  
Florida Bar Number: 023213  
Email:  
pwolpert@shuffieldlowman.com  
Raymond O. Boone, Jr.  
Florida Bar Number: 1049608  
Email: rboone@shuffieldlowman.com  
Shuffield, Lowman & Wilson, P.A.  
1000 Legion Place,  
Suite 1700  
Orlando, Florida 32801  
Telephone: (407) 581-9800  
Fax: (407) 581-9801  
Secondary E-Mail:  
Probateservice@shuffieldlowman.com  
May 24, 31, 2024 24-00784K

### SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Single Personal Representative)**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
**File No.:**  
**532024CP0014740000XX**  
**Probate Division:**  
**IN RE: THE ESTATE OF**  
**MICHELE TORKA WRIGHT,**  
**Deceased.**

The administration of the Estate of MICHELE TORKA WRIGHT, deceased, whose date of death was September 25, 2022, File Number: as referenced above, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All Creditors of Decedent and other persons having claims or demands against Decedent's Estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §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 the first publication of this Notice is May 24, 2024.

**Personal Representative:**  
**YOLANDA WRIGHT**  
2509 N. Florida Avenue  
Lakeland, FL 33805  
Attorney for Personal Representative:  
ADAM S. GUMSON  
JUPITER LAW CENTER  
RiverPlace Professional Center  
1003 W. Indiantown Road - Suite 210  
Jupiter, Florida 33458-6851  
Telephone : (561) 744 - 4600  
Florida Bar No.: 906948  
E-mail: asg@jupiterlawcenter.com  
May 24, 31, 2024 24-00762K

## Q&A

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

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

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

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

**Q Are internet-only legal notices sufficient?**

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

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

Newspaper legal notices fulfills all of those standards.

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

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

11/18237\_VZ7



## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF  
THE TENTH JUDICIAL CIRCUIT  
IN AND FOR POLK COUNTY,  
STATE OF FLORIDA  
PROBATE DIVISION  
**File Number: 24-CP-001658**  
**IN RE: The Estate of:**  
**CHARLOTTE M. SELLERS**  
**Deceased.**

The administration of the estate of CHARLOTTE M. SELLERS, deceased, whose date of death was February 11, 2024, and whose social security number is XXX-XX-5055 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 355 Broadway Avenue, Bartow, Florida 33830. The names and addresses of 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 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 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 FOREVER BARRED.

The date of first publication of this notice is May 24, 2024.

**Petitioner:**  
**James H. Sellers, Jr.**  
804 Whisper Woods Drive  
Lakeland, Florida 33813

Attorney for Petitioner:  
By: /s/Thomas J Gallo  
Thomas J. Gallo, Esq.  
THOMAS J. GALLO,  
ATTORNEY, P.A.  
FBN: 0723983  
2240 Lithia Center Lane  
Valrico, Florida 33596  
(813) 815-4529  
May 24, 31, 2024 24-00777K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24-CP-1103**  
**IN RE: ESTATE OF**  
**JALINA DANIELLE ANGLIN,**  
**Deceased.**

The administration of the estate of JALINA DANIELLE ANGLIN, deceased, whose date of death was November 25, 2023; File Number 24-CP-1103, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: May 24, 2024.

**JERMANICA ANGLIN**  
**Personal Representative**  
2629 Avenue C SW, Apt. 2629  
Winter Haven, FL 33880

**DANIEL HARRELL**  
**Personal Representative**  
130 Fall Glo Road  
Winter Haven, FL 33880  
Robert D. Hines, Esq.  
Attorney for Personal Representatives  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrvera@hnh-law.com  
May 24, 31, 2024 24-00778K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.**  
**53-2024-CP-000658-0000-XX**  
**IN RE: ESTATE OF**  
**JOAN NOREEN KING**  
**Deceased.**

The administration of the estate of Joan Noreen King, deceased, whose date of death was November 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 24, 2024.

**Personal Representative:**  
**Dale Jean Whyte**  
1218 Jayway  
Orange, TX 77630  
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 24, 31, 2024 24-00773K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO. 2024CP0009200000XX**  
**IN RE: ESTATE OF**  
**YOLANDA M. RODRIGUEZ**

The administration of the estate of YOLANDA M. RODRIGUEZ, deceased, whose date of death was January 9, 2024; File Number 2024CP0009200000XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: May 24, 2024.

**SUSAN COOK**  
**Personal Representative**  
7996 Oak Run Circle  
Lakeland, Florida 33809  
s/Jeidy L. Beltran  
JEIDY L. BELTRAN, ESQ.  
Florida Bar No. 1028577  
Hitchock Law Group  
635 Court Street, Suite 202  
Clearwater, Florida 33756  
(727) 223-3644 / (727) 223-3479 Fax  
Jeidy@hitchocklawyer.com  
Attorney for Petitioner  
May 24, 31, 2024 24-00780K

## 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. 2023CA004721000000**  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**Plaintiff, vs.**  
**DIAM GUADALUPE A/K/A DIAM**  
**MARY GUADALUPE A/K/A DIAM**  
**MARY GUADALUPE-ALDEN**  
**A/K/A DIAM MARY GUADALUPE**  
**A/K/A DIAM MARY**  
**GUADALUPE-ALDEN, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 09, 2024 in Civil Case No. 2023CA004721000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Diam Guadalupe a/k/a Diam Mary Guadalupe a/k/a Diam Mary Guadalupe-Alden a/k/a Diam Mary Guadalupe-Alden, 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 25th day of June, 2024 at 10:00 AM on the following described property as set

forth in said Summary Final Judgment, to-wit:

Lot 207, BUCKEYE RIDGE, according to the plat as recorded in Plat Book 145, Pages 47 through 49, of the Public Records of Polk County, Florida.

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

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

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRService@mccalla.com  
Fla. Bar No.: 146803  
23-06105FL  
May 24, 31, 2024 24-00760K

## SECOND INSERTION

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

**CASE NO.: 2022CA001841000000**  
**FREEDOM MORTGAGE**  
**CORPORATION**  
**PLAINTIFF, VS.**  
**MARY J. BABYLON, MARY A.**  
**WRIGHT ET AL.,**  
**DEFENDANTS.**

NOTICE IS HEREBY GIVEN pursuant to Order on Plaintiff's Motion to Cancel and Reschedule the Foreclosure Sale scheduled for May 21, 2024 dated the 10th day of May 2024, and entered in Case No. 2022CA001841000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and MARY J. BABYLON; MARY A. WRIGHT AND LAKE DEXTER WOODS HOMEOWNERS ASSOCIATION, INC.; are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 A.M. on the 9th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

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

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

If you are a person with a disability who needs any accommodation in 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, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 17th day of May, 2024.  
By: /s/ Liana R. Hall  
Liana R. Hall  
Bar No. 73813  
Submitted by:  
Miller, George & Suggs, PLLC  
ATTORNEY FOR PLAINTIFF  
210 N. University Drive, Suite 900  
Coral Springs, FL 33071  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
ESERVICE@MGS-LEGAL.COM  
22FL373-0685  
May 24, 31, 2024 24-00761K

## SECOND INSERTION

**RE-NOTICE OF SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA

**CASE NO.:**  
**2015CA-001166-0000-00**  
**THE BANK OF NEW YORK**  
**MELLON TRUST COMPANY,**  
**NATIONAL ASSOCIATION FKA**  
**THE BANK OF NEW YORK**  
**TRUST COMPANY, N.A. AS**  
**SUCCESSOR TO JPMORGAN**  
**CHASE BANK, N.A., AS TRUSTEE**  
**FOR RESIDENTIAL ASSET**  
**MORTGAGE PRODUCTS, INC.,**  
**MORTGAGE ASSET-BACKED**  
**PASS-THROUGH CERTIFICATES**  
**SERIES 2005-RS2,**  
**Plaintiff, vs.**

**PAMELA ELAINE JOHNSON**  
**A/K/A PAMELA JOHNSON; W.S.**  
**BADCOCK CORPORATION; MRC**  
**RECEIVABLES CORP.; FLORIDA**  
**HOSPITAL CREDIT UNION;**  
**UNKNOWN TENANT #1,**  
**Defendant(s).**

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Final Judgment of Foreclosure dated March 7, 2016, and entered in Case No. 2015CA-001166-0000-00 of the Circuit Court in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-RS2, is Plaintiff and PAMELA ELAINE JOHNSON A/K/A PAMELA JOHNSON; W.S. BADCOCK CORPORATION; MRC RECEIVABLES CORP.; FLORIDA HOSPITAL CREDIT UNION; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell to the highest bidder or bidders via online at www.polk.realforeclose.com at 10:00 a.m. on the 27th day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 22 AND 23, BLOCK E, SAMPLE BROTHERS SUBDIVISION, HAINES CITY AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 52, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA  
Property Address: 705 6th Street North, Haines City, Florida 33844

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 5/21/2024  
McCabe, Weisberg & Conway, LLC  
By: Craig Stein, Esq.  
Fl Bar No. 0120464  
McCabe, Weisberg & Conway, LLC  
3222 Commerce Place, Suite A  
West Palm Beach, FL, 33407  
Telephone: (561) 713-1400  
Email: FLpleadings@mwc-law.com  
File #: 14-400566  
May 24, 31, 2024 24-00782K

## --- SALES ---

## SECOND INSERTION

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

**CASE NO.:**  
**2024CA-000781-0000-00**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff,**  
**vs.**

**ERIN ARIELLE SUMPTER, et al.,**  
**Defendants.**  
TO: ERIN ARIELLE SUMPTER  
6930 ELEANOR AVE, MULBERRY,  
FL 33860  
TIMOTHY JOHN HARLOW, II  
6930 ELEANOR AVE, MULBERRY,  
FL 33860

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

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 23 EAST, LYING AND BEING IN POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 396.00 FEET AND THE SOUTH 25.00 FEET THEREOF.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff,

whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before June 24, 2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 16 day of May, 2024.

STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
(SEAL) By /s/ Asuncion Nieves  
As Deputy Clerk

De Cubas & Lewis, P.A.,  
Attorney for Plaintiff,  
PO BOX 5026,  
CORAL SPRINGS, FL 33310  
24-00553  
May 24, 31, 2024 24-00776K

## SECOND INSERTION

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

**CASE NO.: 2023-CA-000088**  
**ABL RPC RESIDENTIAL CREDIT**  
**ACQUISITION, LLC, a Delaware**  
**limited liability company,**  
**Plaintiff, vs.**

**NUESPY INVESTMENTS, LLC,**  
**A/K/A NUESPY INVESTMENTS, a**  
**New York limited liability company;**  
**and LUZ NUNEZ, individually, if**  
**alive, and if dead, the unknown**  
**spouses, heirs, devisees, grantees,**  
**assignees, lienors, creditors, trustees**  
**other persons claiming by, through,**  
**under or against them, or any of**  
**them and all unknown persons,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order Resetting Foreclosure Sale dated January 30, 2024, entered in Civil Case No.: 2023-CA-000088 of the 10th Judicial Circuit in and for Polk County, Bartow, Florida, in which ABL RPC Residential Credit Acquisition, LLC, is the Plaintiff and Nuespy Investments, LLC, a/k/a Nuespy Investments, and Luz Nunez are defendants, the Polk County Clerk of the Circuit 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 27th day of June, 2024, 10:00 a.m. on the following described property as set forth in said Order Resetting Foreclosure Sale, to wit:

THE EAST 1/2 OF LOT 12, LESS ANY PART LYING WITHIN THE WEST 32.6 FEET OF

SAID LOT 12, AND ALL OF LOTS 13 AND 14 IN BLOCK 64 OF DAVENPORT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGES 58 AND 59 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 312 EAST MAPLE STREET, DAVENPORT, FL 33837

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

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

DUANE C. ROMANELLO, P.A.  
/s/ William S. Frazier  
William S. Frazier, Esquire  
Florida Bar No.: 0080373  
Attorneys for Plaintiff  
1919 Blanding Boulevard, Suite 8  
Jacksonville, Florida 32210  
904-384-1441  
904-384-4868 (fax)  
rgfpleadings@gmail.com  
tdavis@derlaw.com  
May 24, 31, 2024 24-00772K

## SECOND INSERTION

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

**CASE NO.: 2023-CA-004759**  
**HIGHLAND FAIRWAYS**  
**PROPERTY OWNERS**  
**ASSOCIATION, INC., Florida**  
**not-for-profit corporation,**  
**Plaintiff, vs.**

**ESTATE AND UNKNOWN HEIRS**  
**OF LORRAINE E. LAPORTE,**  
**individually; SECRETARY OF**  
**HOUSING AND URBAN**  
**DEVELOPMENT,,**  
**Defendants.**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 8, 2024, and entered in Case Number: 2023-CA-004759, of the Circuit Court in and for Polk County, Florida, wherein HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff, and ESTATE AND UNKNOWN HEIRS OF LORRAINE E. LAPORTE, individually; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT; 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 12th 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: 3448 Glen Abbey Lane, Lakeland, Florida 33810  
Property Description:  
Lot 577, HIGHLAND FAIRWAYS PHASE III-B, according

to the plat thereof recorded in Plat Book 90, pages 5 and 6, of the 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 24, 31, 2024 24-00749K



## -- ACTIONS / SALES --

## SECOND INSERTION

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

**CASE NO. 2023-CA-000226**  
**PENNYMAC LOAN SERVICES, LLC,**  
**Plaintiff, vs.**  
**ANGEL AGUSTIN QUINONES,**  
**et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 06, 2024 in Civil Case No. 2023-CA-000226 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Angel Agustin Quinones, 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 20th day of June, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:  
LOT 12, LAKE TRACY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 155, PAGES 28 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

By: /s/ Robyn Katz  
Robyn Katz, Esq.  
McCalla Raymer Leibert Pierce, LLC  
Attorney for Plaintiff  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
Phone: (407) 674-1850  
Fax: (321) 248-0420  
Email: MRSservice@mccalla.com  
Fla. Bar No.: 146803  
23-08111FL  
May 24, 31, 2024 24-00750K

## SECOND INSERTION

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

**CASE NO.:**  
**532018CA004582000000**  
**MORTGAGE LENDERS**  
**INVESTMENT TRADING**  
**CORPORATION, D/B/A R P**  
**FUNDING, FORMERLY KNOWN**  
**AS R P FUNDING, INC.**  
**Plaintiff(s), vs.**  
**ERIC W. MYERS; et al.,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on May 9, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of June, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 23, Pine Lake, according to the map or plat thereof, as recorded in Plat Book 56, Page(s) 18, of the Public Records of Polk County, Florida.

Property address: 5190 Starling Drive, Mulberry, FL 33860  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

Pursuant to the Fla. R. Jud. Adm. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted,  
/s/ Heather L. Griffiths  
PADGETT LAW GROUP  
HEATHER GRIFFITHS, ESQ.  
Florida Bar # 91444  
6267 Old Water Oak Road,  
Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 18-011216-1  
May 24, 31, 2024 24-00769K

## --- PUBLIC SALES ---

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/10/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 83.806: A 1977 North American Spirit 23 watercraft bearing hull identification number CEC23203M77F and all personal items located inside located at 2121 New Tampa Highway, Site No. S-17, Lakeland, Florida 33815. Last Tenant: Stephen Patrick Mohler. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

May 24, 31, 2024 24-00764K

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/07/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 GENE mobile home bearing vehicle identification number FBECT-MF00113A and FBECTMF00113B and all personal items located inside the mobile home. Last Tenant: Darnell Duling, Darnell Duling Sr., Darnell Duling Jr., All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Darnell Duling and Nicole Duling. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

May 24, 31, 2024 24-00766K

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/07/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1998 MERT mobile home bearing Vehicle Identification Number FL-HMBFP101741663A and FLHMB-FP1001741663B and all personal items located inside the mobile home. Last Tenant: Ronald Richard Meldrum and Robin Lynne Akimoto. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

May 24, 31, 2024 24-00765K

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 06/07/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 GENE mobile home bearing vehicle identification number FBECT-MF00113A and FBECTMF00113B and all personal items located inside the mobile home. Last Tenant: Harold Joseph Odum and Simon Jonathan Collins. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

May 24, 31, 2024 24-00767K

## SECOND INSERTION

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

**Case No: 24-CA-001337**  
**ROBERTO HERNANDEZ;**  
**Plaintiff, vs.**

**JEREMY L. BOGGS, CHARLES THOMAS BOGGS JR, AND JEAN BOGGS, AS CO-TRUSTEES OF THE TRUST FOR SON CREATED PURSUANT TO ARTICLE 7 OF THE H.T. BOGGS REVOCABLE TRUST AMENDED AND RESTATED ON OCTOBER 10, 2007; AS AMENDED JUNE 10, 2010; AS FURTHER AMENDED JUNE 14, 2010; AS FURTHER AMENDED SEPTEMBER 30, 2010; AND AS FURTHER AMENDED BY ORDER GRANTING PETITION FOR JUDICIAL MODIFICATION OF TRUST DATED SEPTEMBER 2, 2016 UNDER FILE NO. 16CP-2362**  
**Defendants.**

STATE OF FLORIDA  
COUNTY OF POLK  
TO: CHARLES THOMAS BOGGS JR and JEAN BOGGS, AS CO-TRUSTEES OF THE TRUST FOR SON CREATED PURSUANT TO ARTICLE 7 OF THE H.T. BOGGS REVOCABLE TRUST AMENDED AND RESTATED ON OCTOBER 10, 2007; AS AMENDED JUNE 10, 2010; AS FURTHER AMENDED JUNE 14, 2010; AS FURTHER AMENDED SEPTEMBER 30, 2010; AND AS FURTHER AMENDED BY ORDER GRANTING PETITION FOR JUDICIAL MODIFICATION OF TRUST DATED SEPTEMBER 2, 2016 UNDER FILE NO. 16CP-2362.

whose last known addresses are 675 SE Forest Way, Apt 605, Pullman, WA 99163-5620 for CHARLES THOMAS BOGGS, AS TRUSTEE, and 7 Hamric St, Lexington, VA 24450 for JEAN BOGGS, AS TRUSTEE but who have been repeatedly absent from their respective premises' after multiple attempts, unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

Lot 13 of LAKE KRENSON ESTATES, according to the map or plat thereof recorded in Plat Book 95, Page 3, Public Records of Polk County, Florida.

AKA: 0 Hwy 555 Bartow, FL 33830  
Property ID Number: 24-30-13-293166-000130

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618, on or before June 26, 2024 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

Done on this 7th day of May 2024.

STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
(SEAL) By: Asuncion Nieves  
As Deputy Clerk

By: /s/ Natalia Ouellette-Grice  
Natalia Ouellette-Grice, Esq  
Florida Bar Number: 68905  
2901 W. Busch Blvd. Suite 805  
Tampa, FL 33618  
Phone: (813) 480-2106  
E-service: natalia@lcolawfl.com  
L-2644  
DATED on May 20, 2024.  
STACY M. BUTTERFIELD, CPA  
As Clerk of the Court  
Civil Division  
255 N. Broadway Ave.  
Bartow, FL 33830  
(863) 534-4000  
May 24, 31, June 7, 14, 2024  
24-00781K

## 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. 2019CA004397000000**  
**GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,**  
**Plaintiff, vs.**  
**CHRISTOPHER D. COLEMAN A/K/A C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al.,**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered May 10, 2024 in Civil Case No. 2019CA004397000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Christopher D. Coleman a/k/a C. Coleman a/k/a Christopher Coleman, 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 14th day of June, 2024 at 10:00

AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 24, Kings Pond Phase One, according to that certain plat as recorded in Plat Book 87, Pages 44 and 45, Public Records of Polk County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.  
By: /s/ Sara Collins  
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: MRSservice@mccalla.com  
Fla. Bar No.: 53992  
23-07706FL  
May 24, 31, 2024 24-00770K

## 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.: 2024CA000511000000**  
**WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CSMC 2022-ATH2 TRUST, A DELAWARE STATUTORY TRUST,**  
**Plaintiff, vs.**  
**SERGE GABY YASMINE;**  
**SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; YASMINE ENTERPRISES LLC; UNKNOWN SPOUSE OF SERGE GABY YASMINE;**  
**UNKNOWN SPOUSE OF DANY GABY YASMINE; DANY GABY YASMINE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 17 day of June, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 266, OAKMONT PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS: 5233 OAKBOURNE AVENUE, DAV-

ENPORT, FL 33837  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 13 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  
23-00573  
May 24, 31, 2024 24-00747K

## SECOND INSERTION

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

**CASE NO.**  
**532023CA006975000000**

**FLAGSTAR BANK, N.A.,**  
**Plaintiff,**  
**vs.**

**JULIE MARIE HOWE; EMILY ESTATES COMMUNITY ASSOCIATION INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated May 3, 2024, and entered in Case No. 532023CA006975000000 of the Circuit Court in and for Polk County, Florida, wherein FLAGSTAR BANK, N.A. is Plaintiff and JULIE MARIE HOWE; EMILY ESTATES COMMUNITY ASSOCIATION INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on August 1, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 2, EMILY ESTATES, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE(S) 47 AND 48, 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED May 15, 2024.  
By: /s/ Ian Dolan  
Ian C. Dolan  
Florida Bar No.: 757071  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1691-194844 / SR4  
May 24, 31, 2024 24-00748K

## SECOND INSERTION

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

**Case #: 2023CA004430000000**  
**DIVISION: 7**

**U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association**  
**Plaintiff, vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Roberta L. Paye a/k/a Roberta Louise Paye a/k/a Roberta Gillis Paye a/k/a Roberta L. Gillis a/k/a Louise Roberta Gillis a/k/a Roberta J. Paye, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); John Fredrick Paye, Jr. a/k/a John Fredrick Paye a/k/a John F. Paye, Jr.; Sheila Paye Darrigan a/k/a Sheila P. Darrigan a/k/a Sheila Darrigan; Unknown**

**Spouse of John Fredrick Paye, Jr. a/k/a John Fredrick Paye a/k/a John F. Paye, Jr.; Unknown Spouse of Sheila Paye Darrigan a/k/a Sheila P. Darrigan a/k/a Sheila Darrigan; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s);**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004430000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association, Plaintiff and Unknown Heirs, Devisees, Grantees, As-

signees, Creditors, Lienors, and Trustees of Roberta L. Paye a/k/a Roberta Louise Paye a/k/a Roberta Gillis Paye a/k/a Roberta L. Gillis a/k/a Louise Roberta Gillis a/k/a Roberta J. Paye, Deceased, and All Other Persons Claiming by and Through, Against The Named Defendant (s) 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 11, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 24, JAN PHYL VILLAGE ADDITION TO UNIT FOUR, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 55, PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER

THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF:  
LOGS LEGAL GROUP LLP  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
(561) 998-6700  
(561) 998-6707  
22-326567 FCO1 SLE  
May 24, 31, 2024 24-00771K

**PUBLISH YOUR LEGAL NOTICE**

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

or email **legal@businessobserverfl.com**

**Business Observer**