

--- PUBLIC SALES ---

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Lakeside Preserve Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 21, 2024
 TIME: 11:30 a.m.
 LOCATION: Heritage Baptist Church
 4202 Pipkin Creek Road
 Lakeland, Florida 33811

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment	Proposed Annual O&M Assessment (October 1, 2024 - September 30, 2025)**	Change in Annual Dollar Amount
Phase 1 - platted	135	1.0	\$724.81	\$996.81	\$272
Phase 2 - platted	291	1.0	\$316.31	\$996.81	\$680.50
Phase 3 - unplatted	7	0.5	\$316.13	\$498.41	\$182.28

he proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2025.

For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

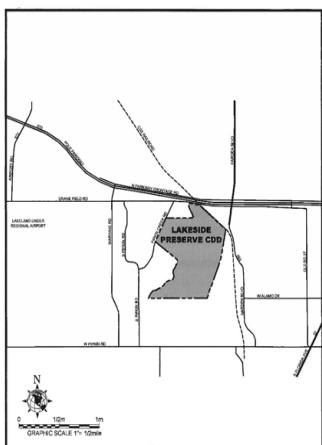
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") prior to June 15, 2024, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 21, 2024
 HOUR: 11:30 a.m.
 LOCATION: Heritage Baptist Church
 4202 Pipkin Creek Rd
 Lakeland, FL 33811

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lakeland and Polk County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2024.

ATTEST:
 DEVELOPMENT DISTRICT
 s/ J. Gaarlandt
 Secretary
 July 26; August 2, 2024

LAKESIDE PRESERVE COMMUNITY
 By: /s/ L. Saunders
 Its: Chairperson
 24-01065K

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Leomas Landing Community Development District

The Board of Supervisors (the "Board") of the Leomas Landing Community Development District (the "District") will hold a public hearing and a meeting on August 19, 2024, at 12:00 p.m. at the Holiday Inn Express North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.leomascd.org, or may be obtained by contacting the District Manager's office via email at Larry@breezhome.com or via phone at 813-565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

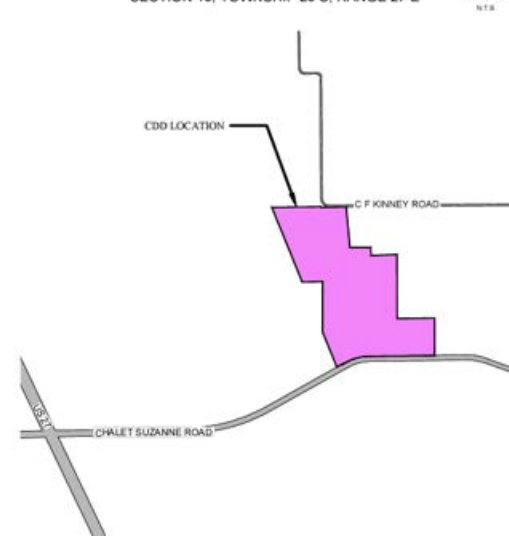
Lot Width	Lots	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'-45'	131	0.80	\$1,405	\$184,045	\$1,494.60	\$195,793
50'-55'	137	1.00	\$1,756	\$240,593	\$1,868.25	\$255,950
TOTAL	268			\$424,638		\$451,743

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

VICINITY MAP

SECTION 15, TOWNSHIP 29 S, RANGE 27 E



The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Larry Krause
 District Manager
 4888-0434-3235, v. 1
 July 26, 2024

24-01077K

--- 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. 2023CA004229000000
 Division 07
MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, D/B/A RP FUNDING FORMERLY KNOWN AS R P FUNDING, INC.
 Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KATHRYN BONANNO, DECEASED; DAWN HEBEIN, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; KATHRYN KRONCHER, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; CHRISTINA KHAN, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; VALERIE NORTON, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; SALVATORE BONANNO, JR., AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; UNKNOWN SPOUSE OF DAWN HEBEIN; UNKNOWN SPOUSE OF KATHRYN

KRONCHER; UNKNOWN SPOUSE OF CHRISTINA KHAN; UNKNOWN SPOUSE OF VALERIE NORTON; UNKNOWN SPOUSE OF SALVATORE BONANNO, JR., AND UNKNOWN TENANTS/ OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 11, 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 OF UNRECORDED JUNIPER SUBDIVISION, MORE PARTICULARLY DESCRIBED AS: THE SOUTH 90 FEET OF THE NORTH 1262.22 FEET OF THE EAST 230 FEET OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR THE ROAD RIGHT OF WAY.

and commonly known as: 6345 HATCHER RD, LAKELAND, FL 33811; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on September 27, 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 July 19, 2024
 /s/ William Noriega
 William Noriega
 Attorney for Plaintiff
 Invoice to:
 Kass Shuler, P.A.
 1505 N. Florida Ave.
 Tampa, FL 33602-2613
ForeclosureService@kasslaw.com
 327486/2218144/wll
 July 26; August 2, 2024 24-01068K

--- ESTATE ---

FIRST INSERTION

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

CASE NUMBER: 2022-CP-004533
 IN RE: ESTATE OF WALTER CORY BODWIN Deceased.

The administration of the Estate of Walter Cory Bodwin, whose date of death was December 6, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate CC-4, P.O. Box 9000, Bartow, FL 33831-9000. The names and address of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that chal-

lenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

and persons having claims or demands against the decedent's estate must file their claims with the Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 26, 2024.

Persons giving Notice:
SYLVIA MARTINEZ,
Personal Representative
 c/o 2033 Main Street, Suite 404
 Sarasota, Florida 34237
 C. Ted French, Esq.
 Attorney for Personal Representative
 Florida Bar No 173400
 2033 Main Street, Suite 404
 Sarasota, Florida 34237
 (941) 955-0908 - phone
ted@tedfrench.org
 July 26; August 2, 2024 24-01071K

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 532023CA000046000000
DIVISION: 4
U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust Plaintiff, -vs.-
Unknown Heirs, Devises, Grantees, Assignees, Creditors, Lienors, and Trustees of William Joseph Hutto a/k/a William J. Hutto, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto; Anthony Michael Bennefield a/k/a Anthony M. Bennefield a/k/a Anthony Bennefield; Christopher L. Bennefield; Edward M. Bennefield a/k/a Edward Bennefield; Carl Matthew Hutto a/k/a Carl M. Hutto; Christine Anita Hutto a/k/a Christine A. Hutto a/k/a Christine Hutto a/k/a Christine H. Garcia; Unknown Spouse of Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto; Unknown Spouse of Anthony Michael Bennefield a/k/a Anthony M. Bennefield a/k/a Anthony Bennefield; Unknown Spouse of Christopher L. Bennefield; Unknown Spouse of Edward M. Bennefield a/k/a Edward Bennefield; Unknown Spouse of Carl Matthew Hutto a/k/a Carl M. Hutto; Unknown Spouse of Christine Anita Hutto a/k/a Christine A. Hutto a/k/a Christine Hutto a/k/a Christine H. Garcia; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, 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. 532023CA000046000000 of

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 Order dated July 17, 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 September 16, 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.

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case No.: 2024CP0019230000XX
IN RE: ESTATE OF JAMES H. SEYMOUR, Deceased.
The administration of the estate of JAMES H. SEYMOUR, deceased, whose date of death was April 2nd, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF 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

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.: 2024CA-000868-0000-00
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs.
ADRIAN BRANGADO PEREYRA A/K/A ADRIAN M. BRANGADO; HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC.; NATALIE BRANGADO; 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 15 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 134, OF HIGHLAND MEADOWS PHASE III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 2180 NIGHTHAWK DR, HAINES CITY, FL 33844
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2019CA005176000000
DIVISION: 8
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I Plaintiff, -vs.-
The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased; United Wholesale Mortgage; Angela Denise Hall a/k/a Angela Hall; Jerome Decosey; Cedric Perry; Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Unknown Spouse of Angela Denise Hall a/k/a Angela Hall; Unknown Spouse of Jerome Decosey; Unknown Spouse of Cedric Perry; Unknown Spouse of Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Kimberly Bass; State of Florida, Department of Revenue; Clerk of Circuit Court of Polk County, Florida; State of Florida; Unknown Party #1, Unknown Party #2
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA005176000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I, Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased 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 August 16, 2024, the following described

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2019CA001279000000
PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs.
RONALD W PAUL, SCHARLENE J. PAUL, SCHARLENE J PAUL, RONALD W. PAUL, ET.AL; Defendants
NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Reschedule Foreclosure e dated July 11, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at <http://www.polk.realforeclose.com>, on August 16, 2024, the following described property:
LOT 7, RIDDICKS CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 512 REDDICKS CIR, WINTER HAVEN, FL 33884
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

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION
CASE NO. 2024CA001897000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMILT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4, Plaintiff, vs.
MARY ALFIERI; POINCIANA VILLAGE MASTER ASSOCIATION, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; TRINITY FINANCIAL SERVICES, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
TO: MARY ALFIERI
Last Known Address
704 FISHER DR
KISSIMMEE, FL 34759
Current Residence is Unknown
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
LOT 7, BLOCK 120, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 19 THROUGH 31,

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2023CA-004291-0000-00
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
YOVANI CAMACHO; LAKES AT LUCERNE PARK HOMEOWNERS' ASSOCIATION, INC.; POLK COUNTY FLORIDA CLERK OF COURT; STATE OF FLORIDA; MACAULAY FALU-BAEZ; YAMARIS VEGA TORRES; 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 16 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 15, AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK PHASE 6", RECORDED IN PLAT BOOK 176, PAGES 32-34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 1629 AMBAR COURT, WINTER HAVEN, FL 33881
IF YOU ARE A PERSON CLAIMING

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2023CA005059000000
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.
SHERYN KENYON, et al. Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA005059000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHERYN KENYON are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on August 13, 2024, the following described property as set forth in said Final Judgment, to wit:
LOT 20, TIMBER WOOD UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 50, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 3335 TIMBERLINE ROAD WEST, WIN-

TER HAVEN, FL 33880
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
If you are a person with a disability who needs assistance in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 22 day of July, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-112802 - EuE
July 26; August 2, 2024 24-01084K

STACY M. BUTTERFIELD
As Clerk of the Court
(SEAL) By: Ashley Saunders
As Deputy Clerk
Diaz Anselmo & Associates, P.A.
Plaintiff's attorneys
P.O. BOX 19519
Fort Lauderdale, FL 33318
(954) 564-0071
answers@dallegal.com
1496-200852 / VP2
July 26; August 2, 2024 24-01089K

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.: 2019CA005176000000
Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I Plaintiff, -vs.-
The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased; United Wholesale Mortgage; Angela Denise Hall a/k/a Angela Hall; Jerome Decosey; Cedric Perry; Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Unknown Spouse of Angela Denise Hall a/k/a Angela Hall; Unknown Spouse of Jerome Decosey; Unknown Spouse of Cedric Perry; Unknown Spouse of Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Kimberly Bass; State of Florida, Department of Revenue; Clerk of Circuit Court of Polk County, Florida; State of Florida; Unknown Party #1, Unknown Party #2
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA005176000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I, Plaintiff and The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased 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 August 16, 2024, the following described

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CA002312000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF BENICE CAJUSTE, ET AL. Defendants

To the following Defendant(s): UNKNOWN HEIRS OF BENICE CAJUSTE (CURRENT RESIDENCE UNKNOWN)
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 46, OF ROSEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, AT PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before August 16, 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. This notice is provided to Administrative Order No. 2065.

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 10 day of August, 2024
Stacy M. Butterfield
POLK COUNTY CLERK OF COURT (SEAL) By /s/ Asuncion Nieves As Deputy Clerk
VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19724-24/cam July 19, 26, 2024 24-01017K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-004593
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NANCY SAMPLES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 25, 2024, and entered in Case No. 2023-CA-004593 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Nancy Samples, Beneficial Florida Inc, Household Finance Corporation III, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 9, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGINT AT THE SE CORNER OF THE SW 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, RUN NORTH 1925.40 FEET; THENCE WEST 287.5 FEET TO THE POB, CONTINUE WEST 272.50 FEET; THENCE SOUTH 330.0 FEET; THENCE EAST 240.00 FEET; THENCE NORTH 300.00 FEET; THENCE EAST 32.50 FEET; THENCE NORTH 30.00 FEET TO THE POB. SUBJECT TO EASEMENT OVER THE NORTH 30.00 FEET AND THE WEST 25.00 FEET FOR ROAD PURPOSES. ALL PROPERTY LINE

RELATIVE TO BOUNDARIES ON THE SW 1/4 OF SAID SECTION.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1970 SINGLE-WIDE PALM REGN MOBILE HOME, TITLE NUMBERS: 4803252; VIN NUMBERS: VIP60120433.

A/K/A 281 ELM ST BARTOW FL 33830

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

Dated this 11 day of July, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #1066621 Justin Ritchie, Esq. CT - 23-001658 July 19, 26, 2024 24-01013K

SECOND 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. 53-2023-ca-006139
Division 15
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CYNTHIA ARNETTA SANDERS, DECEASED, YOLANDA SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, WALTER JAMES SANDERS, JR., AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, PATRICK SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, FLORIDA HOUSING FINANCE CORPORATION, CITY OF LAKELAND, FLORIDA, UNKNOWN SPOUSE OF YOLANDA SANDERS, UNKNOWN SPOUSE OF WALTER JAMES SANDERS, JR., UNKNOWN SPOUSE OF PATRICE SANDERS, UNKNOWN SPOUSE OF PATRICK SANDERS, CLERK OF COURTS, POLK COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 28, 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 22, LAKE RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 1152 N VIRGINIA AVE, LAKELAND, FL 33805; 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 13, 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 July 16, 2024 By: /s/ William Noriega William Noriega Attorney for Plaintiff Invoice to: William Noriega (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F078950/2322579/CMP July 19, 26, 2024 24-01035K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 53-2023-CA-004632-000000
Atomic Loans, LLC, Plaintiff, v. Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, Unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown Tenant, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Summary Final Judgment entered on July 10, 2024 in CASE NO. 2023-CA-004632 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, Atomic Loans, LLC and Defendants Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown Tenant that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on September 10, 2024 at www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 13, TOWNSHIP 28 SOUTH,

RANGE 27 EAST, OF POLK COUNTY, FLORIDA.

PARCEL ID: 27-28-13-000000-022110

Address: 1890 Tyner Road, Haines City, Florida 33844

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.

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. DATED THIS 17 day of July 2024. /s/ William A. Treco William A. Treco, Esquire Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 954-565-3231 william@teppstreco.com Florida bar No: 89409 July 19, 26, 2024 24-01047K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA001658000000
CITIZENS BANK, N.A., Plaintiff, VS. QAWI SMITH; et al., Defendant(s).

TO: Qawi Smith Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 TO: Urvella Smith a/k/a Urvella Pierre Louis Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 TO: Unknown Tenant #1 Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 TO: Unknown Tenant #2 Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK COUNTY, Florida:

LOT 164, STONEWOOD CROSSING PHASE I, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

PIITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 8-19-24, 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 7-11-, 2024. As Clerk of the Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk ALDRIDGE PIITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1454-1052B Ref# 8441 July 19, 26, 2024 24-01034K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No: 2023CA-006890
L&L HOLDINGS AND VENTURES LLC, a Florida limited liability company; Plaintiff, vs. XZ CONSTRUCTION INC., a dissolved Florida profit corporation, Defendant,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in the Mortgage Foreclosure dated June 28, 2024, and entered in Case No. 2023CA-006890, of the Circuit Court of the Tenth Judicial Circuit in and for POLK COUNTY, Florida. L&L HOLDINGS AND VENTURES LLC is the Plaintiff and XZ CONSTRUCTION INC. is the Defendant. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 AM EST on the 13th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: Lot 17, Block B, SANHEATH, according to the plat thereof recorded in Plat Book 39, Page 50, of the Public Records of Polk County, Florida, lying in Section 13, Township 29 South, Range 25 East, Polk County, Florida. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 9TH day of JULY, 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 before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 9th day of July, 2024. Respectfully submitted, /s/ Michael Steffen Michael Steffen, Esq. (FBN: 1018210) Michael Steffen, P.A. 314 S Missouri Ave #201, Clearwater, FL 33756 (T): (727) 420-2839 (E): Michael@steffenpa.com July 19, 26, 2024 24-01039K

SECOND 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. 2024CA000166
Division: 15
SOUTHWEST AIRLINES FEDERAL CREDIT UNION
Plaintiff, vs. WILLIAM J WHEELER, UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 28, 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 6, BLOCK 3137, PONCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, OF THE PUBLIC REOCRDS OF POLK COUNTY, FLORIDA. and commonly known as: 1033 SABINE PL, KISSIMMEE, FL 34759; 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 13, 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: July 11, 2024 By: /s/ Laura E. Noyes Laura E. Noyes Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328062/2324059/wll July 19, 26, 2024 24-01015K

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2023-CA-004385
U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. MELISSA LYNETTE FLORES AKA MELISSA L. FLORES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 26, 2024, and entered in Case No. 53-2023-CA-004385 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Melissa Lynette Flores, Poinciana Village Eight Association, Inc., Association of Poinciana Villages, Inc., Unknown Party#1 N/K/A John Doe, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 9, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 2, BLOCK 824, OF POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES

29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2004 BEGONIA WAY POINCIANA FL 34759

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

Dated this 11 day of July, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 23-003581 July 19, 26, 2024 24-01014K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022-CA-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 August 19, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida. Property Address: 145 Palazzo Lane, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 17th day of July, 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 July 19, 26, 2024 24-01046K

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