# **Public Notices**

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### AUGUST 16 - AUGUST 22, 2024

Business Ibserver

PAGES 17-24

### --- PUBLIC SALES ----

### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Risers Bakehouse located at 2240 Mallory Cir in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of August, 2024. Shanae Spencer August 16, 2024 24-01185K

### FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Riggs Writing & Design located at 3968 Hampton Hills Drive in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 7th day of August, 2024

Duccu uno / un dug	0111112000, 2021.
Olivia Rigolini	
August 16, 2024	24-01186K

### FIRST 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-2627 IN RE: The Estate of: CURTIS LANG CASTILLO Deceased.

The administration of the estate of CURTIS LANG CASTILLO, deceased, whose date of death was September 18, 2023, and whose social security numher is XXX-XX-0650 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' 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

### FIRST INSERTION

### NOTICE OF ADMINISTRATION (intestate) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

CASE 2024 CP 2693 IN RE ESTATE OF FRANK GUARINO.

### Deceased.

The administration of the Estate of FRANK GUARINO, deceased, File Number 2024 CP 2693, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, FL 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, Florida Statute, 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.

NOTICE OF DEFAULT AND

INTENT TO FORECLOSE

Jerry E. Aron, P.A. has been appointed

as Trustee by Holiday Inn Club Vaca-

tions Incorporated for the purposes of

instituting a Trustee Foreclosure and

Sale under Florida Statutes 721.856.

The obligors listed below are hereby

notified that you are in default on your

account by failing to make the required

payments pursuant to your Promissory

Note. Your failure to make timely pay-

ments resulted in you defaulting on the

ORLANDO BREEZE RESORT

An undivided fractional fee inter-

est (described below) in the Orlando

Breeze Resort timeshare plan, located

at 121 Emerald Loop, Davenport,

Florida 33897 ('Project"), together with

the exclusive right, as among the other

Owners of Vacation Ownership Intrests

Note/Mortgage. TIMESHARE PLAN:

May 1, 2024

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 af-

POLK COUNTY LEGAL NOTICES

fecting 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.

The Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211. MARILYN GUARINO

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 August 16, 23, 2024 24-01193K

Interest 1.923% / Principal Balance:

by paying the full amount set forth

above plus per diem as accrued to the

date of payment, on or before the 30th day after the date of this notice. If pay-

ment is not received within such 30-day

period, additional amounts will be due.

The full amount has to be paid with your credit card by calling Holiday Inn

Club Vacations Incorporated F/K/A Or-

ange Lake Country Club, Inc., at 866-

Failure to cure the default set forth

herein or take other appropriate ac-tion regarding this matter will result in

the loss of ownership of the timeshare

through the trustee foreclosure proce-

dure set forth in F.S. 721.856. You have

the right to submit an objection form,

exercising your right to object to the

use of trustee foreclosure procedure. If

the objection is filed this matter shall

You have the right to cure the default

\$15,485.20 / Mtg Doc #2018154689

--- PUBLIC SALES ----

FIRST INSERTION

714-8679.

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-1497 Division Probate IN RE: ESTATE OF SCOTT A. MORGANDALE Deceased.

--- ESTATE ----

The administration of the estate of Scott A. Morgandale, deceased, whose date of death was December 27, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, 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

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

CASE 2024 CP 2693

IN RE ESTATE OF FRANK GUARINO. Deceased. The administration of the Estate of FRANK GUARINO, deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, FL 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 Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the

FIRST INSERTION THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

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

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

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

notice is August 16, 2024. Personal Representative:

/s/ Jesse Morgandale Jesse Morgandale

830 Shady Lane

Bartow, Florida 33830 Attorney for Personal Representative:

/s/ Charlotte C. Stone Charlotte C. Stone, Esq.

Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201

Sebring, Florida 33870 Telephone: (863) 402-5424

Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com

August 16, 23, 2024 24-01195K

with this Court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviv-

under Sec. 732.2211. All creditors of the Decedent and other persons having claims or demands against Decedent's estate, in-FORE 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 NO-TICE 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

### FIRST INSERTION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

A personal representative or curator

dent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

17 Pine Forest Lane Haines City, Florida 33844 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 E-Mail: mturner@straughnturner.com Secondary E-Mail:

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

### File No. 53-2024-CP-002547-0000-XX IN RE: ESTATE OF RALPH HINSON MCTEER, AKA HINSON R. MCTEER

PROBATE DIVISION

Deceased. The administration of the estate of Ralph Hinson McTeer, aka Hinson R. McTeer, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

ing spouse or a beneficiary as specified

cluding unmatured, contingent, or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court ON OR BE-

The date of first publication of this notice is August 16, 2024.

Personal Representative:

### Robert A. Causey

DATE OF DEATH IS BARRED.

ER 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 August 16, 2024. MARILYN GUARINO

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 August 16, 23, 2024 24-01192K

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 August 16, 2024. Petitioner: Miranda Nicole Castillo 4970 Kyngs Heath Road Apt. 321 Kissimmee, FL 34746 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 August 16, 23, 2024 24-01194K in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6522548 -- DA-VID WAYNE AUSTIN and JULIE DARLENE AUSTIN, ("Owner(s)"), 1204 W SAN ANTONIO ST, BROKEN ARROW, OK 74012 and 1 279 MOUNTAIN RD. WASHBURN

MO 65772, Week 35 in Unit No. 0404 Unit Type: AMBASSADOR / Fractional be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 August 16, 23, 2024 24-01196K

copy of this notice is required to be served must file their claims with this

has no duty to discover whether any property held at the time of the deceahall@straughnturner.com 24-01190K August 16, 23, 2024

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-002477-0000-XX Division Probate IN RE: ESTATE OF ALAN DENNIS DEAL, SR. Deceased.

The administration of the estate of Alan Dennis Deal, Sr., deceased, whose date of death was May 8, 2024, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

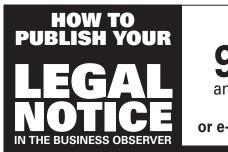
NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 16, 2024.

Personal Representative: Teresa Joy Deal 4621 Pecan Drive Lakeland, FL 33810 Attorney for Personal Representative: Guy S. Emerich, Attorney Florida Bar Number: 126991 Farr Law Firm, P.A.

99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: gemerich@farr.com Secondary E-Mail: mlavine@farr.com and probate@farr.com 24-01184K

August 16, 23, 2024



### CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



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

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

Rarely do consumers specifically search online for public notices.

BUSINESS OBSERVER

### **POLK COUNTY**





### FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2016CA001540000000 NRZ PASS-THROUGH TRUST X, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs. RUBY A. WELLS; WAYNE C WELLS,

### Defendants.

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on July 25, 2024 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on August 29, 2024 at 10:00 A.M., at www.polk.realforeclose. com, the following described property:

M, the following described property: LOT 5, BLOCK F, GROVE ES-TATES UNIT NUMBER TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 318 South 21st

Property Address: 318 South 21st Street, Haines City, FL 33844 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

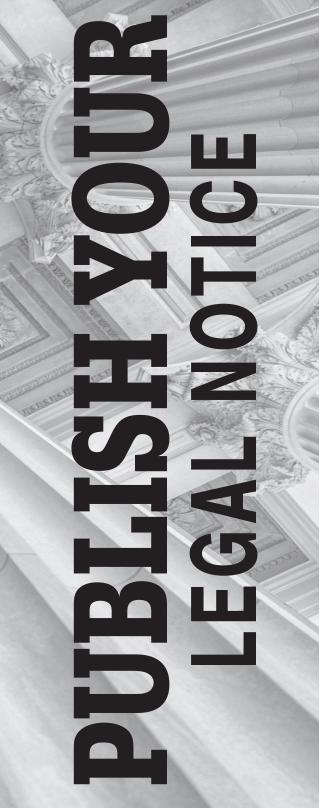
THE SALE, IF ANI, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

---- SALES ----

### AMERICANS WITH DISABILITIES 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: August 7, 2024 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (407) 872-6012 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: servicecopies@qpwblaw.com Attorney for Plaintiff Matter # 139633 - 2016-CA-001540 August 16, 23, 2024 24-01183K



### 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. 2023CA005443000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

MASON E. MONCAYO; BRIANNA N. PACHECO; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN SPOUSE OF CHRISTIAN THOMAS SARATA; SILVER OAKS AFFILIATION; CHRISTIAN THOMAS SARATA; **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 a Summary Final Judgment of Foreclosure dated July 31, 2024, and entered in Case No. 2023CA005443000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MASON E. MONCAYO; BRIANNA N. PACHECO; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN SPOUSE OF CHRISTIAN THOMAS SARATA; SILVER OAKS AFFILIA-TION; CHRISTIAN THOMAS SARA-TA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING 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 DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www. polk.realforeclose.com, at 10:00 a.m., on September 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit: APARTMENT 5, SILVER OAKS

VILLAS, MORE PARTICULAR-LY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 162.81 FEET SOUTH AND 329.4 FEET WEST OF THE NORTHEAST CORNER OF THE W 1/2 OF NW 1/4 OF THE SE 1/4 OF SEC-TION 1, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUN-TY, FLORIDA, RUN N 89°37'07" E, 40.0 FEET; THENCE RUN S 0°22'53" E, 125.0 FEET; THENCE RUN S 89°37'07" W, 40.0 FEET; THENCE RUN N 0°22'53" W, 125.0 FEET TO THE POINT OF BEGINNING.

BEGINNING. ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. Pursuant to Florida Statute

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 August 9, 2024. By: /s/ Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NŴ 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-194121 / TM1 August 16, 23, 2024 24-01191K

### FIRST INSERTION

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

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

Case No. 2022CA002651000000 Wells Fargo Bank, N.A., Plaintiff, vs.

### Palma S. Lykins, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002651000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Palma S. Lykins; Clerk of the Court, Polk County, Florida; Angela Nicole Lykins are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk. realforeclose.com, beginning at 10:00 AM on the 30th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, COUNTRY RIDGE, ACCORDING TO THE MAP

FLORIDA. TAX ID: 24-28-10-178710-000140

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 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 12th day of August, 2024. BROCK & SCOTT, PLLC

Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley

### **Email your Legal Notice**

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

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



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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

### or email legal@businessobserverfl.com



OR PLAT THEREOF, AS RE-	Justin J. Kelley, Esq.
CORDED IN PLAT BOOK 67,	Florida Bar No. 3210
PAGE 30, OF THE PUBLIC	File # 22-F01218
RECORDS POLK COUNTY,	August 16, 23, 2024

Bar No. 32106 2-F01218 16, 23, 2024 24-01189K

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004689 WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation. Plaintiff, vs. WALDO SEPULVEDA MENDEZ, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in favor of the Plaintiff dated the 2nd day of August, 2024, entered in Case No.: 2023-CA-004689, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 a.m. on the 16th day of September, 2024, the following described property as set forth in the Final Judgment, to wit: Lot 113, Williams Preserve Phase 1, as per plat thereof, recorded in Plat Book 160, Page 10 through

13, inclusive, of the Public Records of Polk County, Florida. Property Address: 229 Primrose Drive, 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 with the Clerk no later than the date 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 proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /s/ Lisa Acharekar Lisa Acharekar, Esq. Florida Bar No. 0734721 Martell & Ozim, P.A. 213 S. Dillard St., Suite 210 Winter Garden, FL 34787 (407) 377-0890 Email: lcrowley@martellandozim.com Attorney for Plaintiff August 16, 23, 2024 24-01181K

### --- 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. 532023CA006465000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. DAFFNE ELIZABETH CRUZ; AYLA **BOSCARINO-CRUZ; OAKWOOD** COMMUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT.

#### TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 19, 2024, and entered in Case No. 532023CA006465000000 of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and DAFFNE ELIZABETH CRUZ; AYLA BOSCA-RINO-CRUZ; OAKWOOD COM-MUNITY ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE- SCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www. polk.realforeclose.com, at 10:00 a.m., on September 3, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

THAT PART OF LOTS 56 AND 57, OAKWOOD GOLF CLUB PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 97, PAGES 23 THROUGH 25, IN-CLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: LOTS 56 AND 57 OF SAID OAKWOOD GOLF CLUB PHASE TWO, LESS THE FOLLOWING DESCRIBED PAR-CEL:

FROM THE NE CORNER OF LOT 57, AS THE POINT OF BEGINNING, RUN THENCE

SOUTH 39 DEGREES 29' 26" EAST, 167.13 FEET; THENCE SOUTH 49 DEGREES 45' 00" WEST, 192.55 FEET; THENCE NORTH 40 DEGREES 33' 38" WEST, 66.49 FEET; THENCE NORTH 59 DEGREES 34' 42" EAST, 66.93 FEET; THENCE NORTH 00 DEGREES 16' 04" EAST, 141.12 FEET; THENCE NORTH 15 DEGREES 43' 38" WEST, 21.97 FEET TO THE COMMON CORNER OF LOTS 56 AND 57, AND THE P.C. OF A CURVE HAVING A RADIUS OF 50 FEET AND A DELTA OF 37 DEGREES 34'16", RUN THENCE ON A CHORD BEARING OF NORTH 77 DEGREES 55' 19" EAST, A CHORD DISTANCE OF 32.20 FEET AND AN ARC DIS-TANCE OF 32.79 FEET TO THE NE CORNER OF LOT 57 BEING THE POINT OF BEGINNING.

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRE-TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. In accordance with the Americans

with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are

hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

to Florida Pursuant 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 August 8, 2024. By: /s/ Lisa Woodburn Lisa A Woodburn Florida Bar No.: 11003 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 1496-194483 / TM1 August 16, 23, 2024 24-01188K

### 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. 2024CA001934000000 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC

SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES

#### 2018-2. Plaintiff, vs. CHARLES M. MCILROY, II AND HEATHER M. MCILROY, et. al. Defendant(s),

TO: HEATHER M. MCILROY UN-KNOWN SPOUSE OF HEATHER M. MCILROY.

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 107 OF UNIT 1 OF PAL-MORE ESTATES, AN UN-RECORDED SUBDIVISION, MORE PARTICULARLY DE-SCRIBED AS FOLLOWS: THE NORTH 155 FEET OF THE SOUTH 955 FEET OF THE WEST 266 FEET OF THE EAST 858 FEET OF THE SW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

has been filed against you and you are

### FIRST INSERTION

SECOND INSERTION

NOTICE OF SALE

Affordable Self Storage of Bartow

1515 Centennial Blvd.

Bartow, FL 33830 (863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and

other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners

Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sec-

tions 83.806 & 83.807. All items or spaces may not be available for sale. Cash or

Credit cards only for all purchases & tax resale certificates required, if applicable.

Units will be listed on www.storageauctions.com Auction ends on August

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 9-16-24 /(30 days from Date of First Publica tion 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 PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 8 day of August, 2024.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Ashley Saunders DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23 - 138744August 16, 23, 2024 24-01182K

### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 53-2024-CA-001626

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS INDENTURE TRUSTEE FOR CWHEQ **REVOLVING HOME EQUITY** LOAN TRUST, SERIES 2007-A, Plaintiff, vs. JAMES A TORKILDSON, et al.,

Defendant.

To: UNKNOWN TENANT IN POS-SESSION 1 2911 GRANADA DRIVE, INDIAN

LAKE ESTATES, FL 33855 UNKNOWN TENANT IN POSSES-SION 2

2911 GRANADA DRIVE, INDIAN LAKE ESTATES, FL 33855 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that

an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 16 IN BLOCK 87 OF IN-

DIAN LAKE ESTATES, UNIT NO. 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 1, PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004590000000 SERVIS ONE INC. DBA BSI FINANCIAL SERVICES.

defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 9-16-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifica-tion if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 7 day of August, 2024.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Ashley Saunders Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08668FL August 16, 23, 2024 24-01187K

CORDED 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 IN-

The following personal property of Daniel Clough will on the 28th day of August 2024, at 10:00 a.m., on property at 121 Ixora Drive, Lot #121, Winter Haven, Polk County, Florida 33881, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1969 STAT Mobile Home

A12. S. Goodwin

F29 J. Rowland

H26 Z. Bronson

August 9, 16, 2024

26,2024@11:00 AM or after

NOTICE OF PUBLIC SALE

G24. C. Watson

SECOND INSERTION VIN No.: F1SFXCMG2858 Title No.#: 3585789 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 August 9, 16, 2024 24-01177K

SECOND INSERTION NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any

Year/Make: 1970 RYLT Mobile Home VIN Nos: 2075A/B Title Nos#: 4237580/4237584 And All Other Personal Property Therein PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 August 9, 16, 2024

age fees in accordance with Florida Statutes, Section 715.109:

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Lynitta Gail Metzgar and Michael D. Metzgar

will on the 28th day of August 2024, at 11:00 a.m., on property at 117 Ixora Drive, Lot #117, Winter Haven, Polk County, Florida 33881, be sold for cash to satisfy stor-

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2569 IN RE: ESTATE OF KATHLEEN R. WIK Deceased.

The administration of the estate of Kathleen R. Wik, deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer J-157 Bartow, FL 33831-9000. The names and addresses of the personal represen-tative 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

24-01167K

SECOND INSERTION Notice to Creditors

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-1102 IN RE: ESTATE OF DEBRA JEAN CLARK Deceased.

The administration of the estate of Debra Jean Clark, deceased, whose date of death was October 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE

24-01160K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

### 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 August 6th, 2024 entered in Civil Case No. 2023CA004590000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SER-VIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and MARLON HENRY; ASSOCIATION OF POIN-CIANA 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 September 10, 2024 the following described property as set forth in said Final Judgment, towit:

LOT 3, BLOCK 794, POINCI-ANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RE- TEREST 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 PUB-LISHED 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 vou. to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or 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: ftlrealprop@kelleykronenberg.com /s/ Marc A. Marra Marc A. Marra, Esq. FBN: 91185 File No: 02301509-JMV August 16, 23, 2024 24-01180K

#### PAMELA D. DAMEWOOD (AKA PAMELA DIANE DAMEWOOD) Deceased.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024 CP 002173 0000 XX

**Division:** Probate

IN RE: ESTATE OF

The administration of the estate of Pamela D. Damewood (aka Pamela Diane Damewood), deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is August 9, 2024.

Personal Representative: /s/ Stacy Steffen Stacy Steffen c/o Ledbetter Law Group 229 Pensacola Road

Venice, FL 34285 Attorney for Personal Representative: /s/ Carolyn S. Smith Ledbetter Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com Carolyn S. Smith, Esq., FL Bar No. 1045180 Email: carrie@LedbetterLawFL.com Jada W. Terreros, Esq., FL Bar No. 1032584 Email: jada@LedbetterLawFL.com 229 Pensacola Road, Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.com August 9, 16, 2024 24-01144K

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

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

The date of first publication of this notice is August 9, 2024.

### Personal Representative: Carol Lee Wik

8030 Jeremy Joseph Aly Winter Garden, Florida 34787 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 August 9, 16, 2024 24-01145K

THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: August 9, 2024.

Personal Representative: Stanlev M. Cramer 517 Bennett St

Auburndale, Florida 33823 Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law, andrew@oram.law 24-01146K

August 9, 16, 2024

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN

AND FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2023CA005368000000 NATIONSTAR MORTGAGE LLC,

THE UNKNOWN HEIRS.

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

**BENEFICIARIES, DEVISEES,** 

TRUSTEES AND ALL OTHERS

IN THE ESTATE OF BETTY J.

STREMPEK, DECEASED, et al.

WHO MAY CLAIM AN INTEREST

TO: TOWN SQUARE FINANCIAL,

THE CORPORATION IS HEREBY

NOTIFIED that an action to foreclose a mortgage on the following property: THE EAST ½ OF THE SE ¼

OF THE SW 1/4 OF THE NE 1/4

OF SECTION 7, TOWNSHIP 25 SOUTH, RANGE 25 EAST.

TOGETHER WITH THAT

CERTAIN 1988 DOUBLEWIDE

MOBILE HOME BEARING

has been filed against you and you are

required to serve a copy of your writ-

ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409

Congress Ave., Suite 100, Boca Raton,

Florida 33487 on or before 9-9-24/ (30

days from Date of First Publication of

this Notice) and file the original with

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.

Plaintiff, vs. HOWARD F. BROWN; UNKNOWN

SPOUSE OF HOWARD F. BROWN;

**CROSS RIVER BANK; UNKNOWN** 

Defendant(s) NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

filed July 19, 2024 and entered in

Case No. 532024CA000705000000.

of the Circuit Court of the 10th

Judicial Circuit in and for POLK County, Florida, wherein UNITED

LLC is Plaintiff and HOWARD F.

BROWN; UNKNOWN SPOUSE OF

HOWARD F. BROWN; UNKNOWN

PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY; CROSS

RIVER BANK; are defendants.

STACY M. BUTTERFIELD, the Clerk

of the Circuit Court, will sell to the highest and best bidder for cash BY

10:00 A.M., on September 3, 2024,

the following described property as set

LAKE PARK TRACT NUMBER 2, A SUBDIVISION ACCORD-

ING TO THE PLAT THEREOF

RECORDED AT PLAT BOOK

39, PAGE 42, IN THE PUBLIC

RECORDS OF POLK COUN-

TY, FLORIDA; LESS AND EXCEPT: THE SOUTHERLY 8 FEET OF LOT 21, BLOCK

A, CROOKED LAKE PARK TRACT NUMBER 2, A SUBDI-

VISION ACCORDING TO THE

forth in said Final Judgment, to wit: LOT 21, BLOCK A, CROOKED

ELECTRONIC SALE AT: W POLK.REALFORECLOSE.COM,

MORTGAGE,

WWW

at

SECOND INSERTION

PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY,

532024CA000705000000 UNITED WHOLESALE

MORTGAGE, LLC,

WHOLESALE

AND FLFLH791B07509GL

FLFLH791A07509GL

whose business address is unknown

Plaintiff, vs.

Defendant(s),

ID#'S

### SECOND INSERTION

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

CASE NO.: 53-2024-CA-002064 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NELSON JOSE RUIZ AKA

### NELSON RUIZ, et al, Defendant(s).

To:

NELSON JOSE RUIZ AKA NELSON RUIZ

- Last Known Address:
- 4063 ALISSA LN

HAINES CITY, FL 33844 Current Address: Unknown

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

LOT 64, HAMMOCK RE-SERVE PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 183 PAGE(S) 26 THROUGH 38, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A 4063 ALISSA HAINES CITY FL 33844 LN

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

within 30 days after the first publication of the Notice of Action, on Alber-

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024-CC-003151

FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., A Florida Not-For-Profit

Corporation,

Plaintiff, v. HUGO ALEJANDRO CONTRERAS HERNANDEZ & LYNA MARIA LONDONO VEGA & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

TO: LYNA MARIA LONDONO VEGA 5933 Forest Ridge Drive Winter Haven, FL 33881 LYNA MARIA LONDONO VEGA 1630 Sterling Oaks Lane Casselberry, FL 32707 If alive, and if dead, all parties claiming interest by, through, under or against LYNA MARIA LONDONO VEGA, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

- Lot 53, Forest Ridge, according to the plat thereof recorded in Plat Book 139, Pages 37 through 40, Public Records of Polk County,
- Florida. Property Address: 5933 Forest Ridge Drive, Winter Haven, FL

33881 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on FOREST RIDGE HOMEOWNERS ASSOCIA-

TION OF POLK COUNTY, INC., c/o

### 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-006559 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1,

Plaintiff, VS.

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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

Default Date 9-9-24

WITNESS my hand and the seal of this court on this 1 day of August, 2024. Stacy Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Ashley Saunders Deputy Clerk

24-01139K

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR- 24-006579 August 9, 16, 2024

### SECOND INSERTION

Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

AMERICANS WITH DISABILI-TIES 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.

This is an attempt to collect a debt. Any information will be used for that purpose.

Default Date 9-12-24 WITNESS my hand and the seal of

this Court on 8-5-24. Stacy M. Butterfield Polk County

Clerk of Court (SEAL) By /s/ Ashley Saunders Deputy Clerk

FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A. 717 N. Magnolia Avenue Orlando, FL 32803 August 9, 16, 2024 24-01172K

The Clerk of the Court, Stacy M. Butterfield. CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on August 27, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 14, OF WILL-O-WOODS,

ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 1 day of August, 2024. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Ashley Saunders DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 CONGRESS AVE., SUITE 100

BOCA RATON, FL 33487 PRIMARY EMAIL: FLMAIL@RASLG.COM 23-098986 August 9, 16, 2024 24-01143K

SECOND INSERTION

PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 42. IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID SOUTHERLY 8 FEET RUNNING PARALLEL WITH THE COMMON LOT LINE OF LOTS 20 AND 21, BLOCK A, CROOKED LAKE PARK PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 42, IN THE PUBLIC RECORDS OF

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to

If you are a person with a disability who needs any accommodation in order contact the Office of the Court Administrator, 255 N. Broadway Avenue, Barreceiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice

August 9, 16, 2024 24-01155K

MERLE E. GILL #1

Plaintiff. v.

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2024CA002025000000 CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs. ANITA D. VAZQUEZ, et al., Defendant.

To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF WILLIAM DIXON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN

TERRANCE E. HENNING 4857 W HUBBARD STREET, CHICA-

GO, IL 60644

UNKNOWN SPOUSE OF TERRANCE E. HENNING 4857 W HUBBARD STREET, CHICA-

GO. IL 60644 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 237, WESTRIDGE PHASE

4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, AT PAGES 25 AND 26, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before 9-9-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

Court on the 1 day of August, 2024. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: /s/ Ashley Saunders Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08656FL  $\mathrm{August}\,9, 16, 2024$ 24-01142K

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

A personal representative or curator

has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in sections 732.216-

732.228, applies, or may apply, unless a

written demand is made by a creditor as

Personal Representative:

Ethan Heverly

3780 Eames Lane

Helena, Montana 59602

Attorney for Personal Representative:

Winter Haven, Florida 33883-2295

E-Mail: mturner@straughnturner.com

24-01151K

The date of first publication of this

specified under section 732.2211.

notice is August 9, 2024.

Mark G. Turner, Esquire

Straughn & Turner, P.A.

Post Office Box 2295

Fax: (863) 293-3051

Secondary E-Mail:

August 9, 16, 2024

Florida Bar Number: 794929

Telephone: (863) 293-1184

ahall@straughnturner.com

DATE OF DEATH IS BARRED.

### SECOND INSERTION

BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.

#### 53-2024-CP-000603-0000-XX IN RE: ESTATE OF **REBECCA J. HARDY** Deceased.

The administration of the estate of Rebecca J. Hardy, deceased, whose date of death was August 15, 2022, 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 representatives and the personal representatives' attorney are set forth below.

All creditors of the decedent and othagainst decedent's estate on whom a 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

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

ALL CLAIMS NOT FILED WITHIN

FOURTH INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 24-CA-001451 CATHERINE L. CAMPBELL f/k/a CATHERINE LOUANN SUTTON f/k/a CATHERINE LOU ANN HARRINGTON, UNKNOWN HEIR OF MERLE E. GILL #1, UNKNOWN HEIR OF MERLE

E. GILL #2, UNKNOWN HEIR OF MERLE E. GILL #3, ALL OTHER UNKNOWN HEIRS OF MERLE E. GILL, DEVON F. CERNIGA, and RONNY N. CERNIGA,

**Defendants.** TO: UNKNOWN HEIR OF

UNKNOWN HEIR OF MERLE E. GILL #2

TRACT NUMBER 2, A SUBDI-VISION ACCORDING TO THE POLK COUNTY, FLORIDA. Any person claiming an interest in the

Administrative Order No.1-21.5.

to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon

/s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-01484 NML V6.20190626

impaired, call 711. Dated this 2nd day of August 2024.

er persons having claims or demands copy of this notice is required to be

OF THIS NOTICE ON THEM. All other creditors of the decedent

#### BETTY BRYANT: MV REALTY PBC, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER CLAIMANTS** Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 11, 2024 in Civil Case No. 2023-CA-006559, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, where-in, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1 is the Plaintiff, and BETTY BRYANT; MV REALTY PBC, LLC; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

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.

### IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this pro-ceeding, 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 31st day of July, 2024. ALDRIDGE PITE, LLP Attornev for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro 2024.07.31 13:31:21-04'00' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1221-15453B August 9, 16, 2024 24-01140K

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

NOTICE OF FORECLOSURE SALE

CASE NO. 2022CA003234000000 CALIBER HOME LOANS, INC., Plaintiff, vs. IAN BUGGS AND ASHLEY BLOCKER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated July 15, 2024, and entered in 2022CA003234000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein ALLIED FIRST BANK, SB DBA SERVBANK is the Plaintiff and IAN BUGGS; ASHLEY BLOCKER; IMPERIALAKES MASTER ASSOCIATION, INC.; FAIRWAY OAKS ASSOCIATION, INC. 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 29, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 61, FAIRWAY OAKS FIRST ADDITION, AS PER THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 4368 WIND-ING OAKS CIR, MULBERRY, FL 33860

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

### IMPORTANT

AMERICANS WITH DISABILITIES ACT. If you are a person with a dis-ability 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 en-able you to effectively participate in the court program or service.

Dated this 6 day of August, 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 22-034625 - NaC 24-01169K August 9, 16, 2024

C/O John Gill 1175 Lake Lowery Road Haines City FL 33844

UNKNOWN HEIR OF MERLE E. GILL #3 1175 Lake Lowery Road Haines City FL 33844

DEVON F. CERNIGA 1405 Barberry Lane Bentonville AR 72712

Amanda Marie Gill 17085 SW 141st Place Archer Florida, 32618

ALL OTHER UNKNOWN HEIRS OF MERLE E. GILL 1175 Lake Lowery Road Haines City FL 33844

RONNY N. CERNIGA 1405 Barberry Lane Bentonville AR 72712

YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following property in Polk County, Florida:

Lot 703 of WHISPERING PINES, further described as follows: The West 65 feet of the East 485 feet of the South 125 feet of the North 447 feet of the NE 1/4 of the NE 1/4 of the NW 1/4, a/k/a Tract #19 of an unrecorded subdivision.

Parcel ID #: 25-28-12-000000-031260

Property Address: 703 Whispering Pines Drive, Auburndale, FL 33823 and you are required to serve a copy of your written defenses, if any, to it on Felix G. Montanez, Esq., the Plaintiff's attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before 8-23-24, or within thirty (30) days from the first publication of this Notice of Action, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. Date: 7-16-24

S	tacy M. Butterfield, CPA.
	As Clerk of the Court
(SE	AL) By: Ashley Saunders
	As Deputy Clerk

Felix G. Montanez, Esq., the Plaintiff's attorney 2114 W. Columbus Dr., Tampa, FL 33607 July 26; August 2, 9, 16, 2024

24-01054K

33884.

Lot 123, VIENNA SQUARE

PHASE 1, according to the map

or plat thereof as recorded in

Plat Book 143, Page 36, Public

Records of Polk County, Florida.

Property Address: 2331 Salzburg

Loop, Winter Haven, Florida

clerk reports the funds unclaimed.

If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you, to the provision of certain as-

sistance. Please contact the Office of the Court Administrator, 255 North

Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days

before your scheduled court appear-

ance, or immediately upon receiving this notification if the time before

the scheduled appearance is less than

seven days; if you are hearing or voice impaired, call 711.

Dated this 2nd day of August 2024.

LAW FIRM OF

GARY M. SINGER, P.A.

Florida Bar No. 544906

August 9, 16, 2024

SECOND INSERTION

Counsel for Plaintiff

SECOND INSERTION

NOTICE OF SALE

UNDER F.S. CHAPTER 45

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT,

IN AND FOR POLK COUNTY,

FLORIDA

Case No.: 2023CA006583000000

GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT

SOLELY AS ADMINISTRATOR OF

RMH 2023-1 TRUST,

ALL UNKNOWN HEIRS,

CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES,

ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN

HOMEOWNERS' ASSOCIATION,

INC., THE VILLAS AT VIENNA SQUARE HOMEOWNERS'

ASSOCIATION, INC., PAUL A.

ZIMMEL, DAVE J. ZIMMEL, NORMAN GEORGE ZIMMEL,

**Defendants.** NOTICE IS GIVEN that, in accordance

with the Final Judgment of Mortgage

Foreclosure dated July 19, 2024 and

pursuant to Administrative Order

. 3-15.16 dated September 17, 2018, in

the above-styled case, the Clerk will sell to the highest and best bidder for cash,

at auction held online at www.polk.

realforeclose.com, on the 3rd day of

September 2024 at 10:00 a.m. Eastern

Standard Time, the following described

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION DIVISION

CASE NO.

HEATHER BAILEY AND LACIE L.

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated July 11, 2024, and entered in 532024CA000378000000 of the

Circuit Court of the TENTH Judicial Circuit in and for Polk County,

Florida, wherein LAKEVIEW LOAN

SERVICING, LLC is the Plaintiff and HEATHER BAILEY; LACIE

FOLK; THE UNITED STATES OF

AMERICA ON BEHALF OF THE

SECRETARY OF HOUSING AND

URBAN DEVELOPMENT 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 27, 2024, the following

described property as set forth in said

RACE UNIT TWO, ACCORD-

ING TO THE PLAT THEREOF.

RECORDED IN PLAT BOOK

58, PAGE 14, OF THE PUBLIC

RECORDS OF POLK COUNTY,

Property Address: 4412 OR-

FLORIDA.

Final Judgment, to wit: LOT 35, ORANGEWOOD TER-

FOLK A/K/A LACIE FOLK, et al.

532024CA000378000000 LAKEVIEW LOAN SERVICING,

HEATHER L. BAILEY A/K/A

CAROL A. VANEPS,

property:

LLC,

Plaintiff, vs.

Defendant(s).

INTEREST BY, THROUGH, UNDER, OR AGAINST CLATHA MAE ZIMMEL, VIENNA SQUARE

Plaintiff, vs.

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

Case No. 2024CP0019290000XX

IN RE: ESTATE OF

### SECOND INSERTION

--- ESTATE ----

739 Hase Dr. Honolulu, HI 96819 Michael Thomas Young 25797 Hazard Cir.,

Moffat, CO 81143 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is August 9, 2024.

### Person Giving Notice: William Robin Young, Petitioner 726 West Pipkin Road Lakeland, FL 33813 Attorney for Person Giving Notice: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com August 9, 16, 2024 24-01176K

SECOND INSERTION

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

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

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

The date of first publication of this notice is August 9, 2024.

### Personal Representative:

Joseph R. Mazar Attorney for Personal Representative: John A. Williams, Esq. Florida Bar No. 0486728 The Law Offices of John A. Williams, PLLC 7408 Van Dyke Road Odessa, Florida 33556 Office (813) 402-0442 Fax (813) 210-8514 E-Mail: john@johnawilliamslaw.com Secondary E-Mail:

ms@johnawilliamslaw.com Secondary E-Mail: service@johnawilliamslaw.com August 9, 16, 2024 24-01162K

### SECOND INSERTION

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the dewhich the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

### SECOND INSERTION

tered in a case in said Court, the style of which is indicated above. Any person or entity claiming an

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 North Broadway Avenue, Bartow, FL 33830, (863) 534- 4686, at

least seven days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than seven days; if you are hearing or

voice impaired, call 711.

HYNDS LAW /s/ Robert J. Hynds

Robert J. Hynds, Esq.

Florida Bar # 44231

Counsel for Plaintiff

August 9, 16, 2024

(941) 702-2222

Dated: August 5, 2024

630 S. Orange Ave, Ste 200

Email: robert@hyndslaw.com

24-01154K

Sarasota, Florida 34236

FOR POLK COUNTY, FLORIDA interest in the surplus, if any, resulting Case No. 2024-CA-541 from the foreclosure sale, other than the property owner as of the date of the Lis LONESTAR FLIPCO FINANCIAL, LLC a Texas Limited Liability Pendens, must file a claim before the Company clerk reports the surplus as unclaimed. Plaintiff vs. If you are a person with a disability

#### THE TOWNER GROUP, LLC, a Florida Limited Liability, TENANT NO. 1, and TENANT NO. 2. Defendants

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

NOTICE IS HEREBY GIVEN that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on the 23rd day of August, 2024, beginning at 10:00 a.m. at www.polk. realforeclose.com in accordance with Chamber 45 Florida Statutes, offer for sale to the highest and best bidder for cash, the following-described property situate in Polk County, Florida

Lots 312 and 313, INWOOD NO. 6, as shown by the map or plat thereof recorded in the Public Records of Polk County Florida in Plat Book 14, Pages 2, 2A, and 2B. Street address: 1701 36th St. NW, Winter Haven, FL 33881 Parcel ID: 25-28-13-343500-

003120 Pursuant to the Final Judgment en-

> SECOND INSERTION NOTICE OF SALE Court, State of Florida, Jordan Felippe,

**PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2021-CA-003054 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARLOS ESTERAN FELIPPE AKA CARLOS ESTABAN FELIPPE, DECEASED, et al,

**Defendant(s).** NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in Case No. 53-2021-CA-003054 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance Of America Structured Secu-rities Acquisition Trust 2018-HB1, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carlos Esteran Felippe aka Carlos Es-taban Felippe, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carmen S. Felippe aka Carmen Sophia Felippe, deceased, United States of America Acting through Secretary of Housing and Urban Development, Polk County Clerk of the Circuit

Party#1 N/K/A Nicole Lorraine Felippe, 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 28, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 23, ELBERT ACRES, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1739 AVENUE C NE WIN-TER HAVEN FL 33881 Any person claiming an interest in the surplus from the sale, if any, other than

Nicole Felippe, Maylin Felippe Garcia aka Maylin Felippe Garcia, Unknown

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 01 day of August, 2024. ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun Florida Bar #16141 CT - 21-005657 August 9, 16, 2024 24-01168K

### SECOND INSERTION NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY

PLAT BOOK 35, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1014 Biltmore Drive, Winter Haven, FL

2201 Pentland Rd., Lynn Haven, FL 32444 Clinton Thomas Young c/o Pasco County Jail, 20101 Central Blvd., Land O' Lakes, FL 34637 24-01159K Stacy Layne Secrest

> NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0003270000XX Division 14 IN RE: ESTATE OF HELEN MAZAR A/K/A

### HELEN MAZAR NERGAL Deceased. The administration of the estate of

Helen Mazar a/k/a Helen Mazar Nergal, deceased, whose date of death was December 25, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer, CC-4, Bartow, FL 33831-9000. 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-

NOTICE TO CREDITORS

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

FLORIDA

File No.

53-2024-CP-002317-0000-XX

PROBATE DIVISION

IN RE: ESTATE OF

PAUL ERIC HARRIS,

Deceased.

The administration of the estate of

PAUL ERIC HARRIS, deceased, is

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

ANGEWOOD LOOP E, LAKE-

LAND, FL 33813 Any person claiming an interest in the

surplus from the sale, if any, other than

ACT. 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

court program or service. Dated this 6 day of August, 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 23-171165 - NaP

August 9, 16, 2024 24-01170K

aid or service that you believe will en-able you to effectively participate in the

12 S.E. 7th Street, Ste. 820 Fort Lauderdale, FL 33301 Telephone: (954) 851-1448 Facsimile: (954) 252-2189 service@garysingerlaw.com singer@garysingerlaw.com By: /s./ Gary M. Singer Gary M. Singer, Esq.

WILLIAM THOMAS YOUNG, JR. If you are a subordinate lien holder Deceased. TO ALL PERSONS HAVING CLAIMS claiming a right to funds remaining af-OR DEMANDS AGAINST THE ter sale, if any, you must file a claim with the clerk no later than the date that the ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of William Thomas Young, Jr., deceased, File Number 2024CP0019290000XX, by the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830; that the decedent's date of death was April 5, 2024; that the total value of the estate excluding the protected homestead is approximately \$27,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address William Robin Young 726 West Pipkin Road, Lakeland, Florida 33813 Terry Rushing Hoffman 710 Scenic Hwy #114, Pensacola, FL 32503 Deborah Elise Young

### --- SALES ----

#### CASE NO. 532024CA000484000000 BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs. CHARLES M OSVALD, et al, Defendant(s).

NOTICE OF SALE

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY.

FLORIDA

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated December 20, 2023 in Case No. 532024CA000484000000in the Circuit Court in and for Polk County, Florida wherein BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and CHARLES M OSVALD, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on AUGUST 30, 2024. ( ) www.polk.realforeclose. com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 34, BRIDGEWATER CROSSING PHASE 1, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 103, PAGE(S) 6-9, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 326 HOLLINGSHEAD LOOP, DAVENPORT, FL 33896.

### MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

SECOND INSERTION

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 Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

#### Dated: August 5, 2024 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 24-01157K August 9, 16, 2024

### FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024CA000659000000 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST. Plaintiff, v. DANIEL M. BLAKE, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgof Mortgage Foreclosure dated July 19, 2024, issued in and for Polk County, Florida, in Case No. 2024CA000659000000, wherein US BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWN-ER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and DANIEL M. BLAKE, BECKY S. BLAKE and TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK are the Defendants.

The Clerk of the Court, STACY BUT-TERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 17, 2024, at electronic sale beginning at 10:00 AM, at www. polk.realforeclose.com the followingdescribed real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 8, BILTMORE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN 33880 ANY PERSON CLAIMING AN IN-TEREST 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.

### IMPORTANT

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 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), 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 im-paired, call 711.

Dated: This 6th day of August, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 9, 16, 2024 24-01173K County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The file number for the estate is 53-2024-CP-002317-0000-XX.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

The date of first publication of this notice is August 9, 2024.

#### Personal Representative: Martha B. Harris

4492 Hidden Pine Court Mulberry, FL 33860 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representatives Florida Bar No. 71059 Elder Law Firm of Clements & Wallace, PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: cwallace@mclements.com 2nd Eml: jwolf@mclements.com August 9, 16, 2024 24-01156K

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/06/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 FTWD mobile home bearing Vehicle Identification Number 5C102RS14264 and all

personal items located inside the mobile home. Last Tenant: Jose Miguel Santana Torres and Luis G. Cruz, as occupant. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228. August 9, 16, 2024 24-01179K

### --- ACTIONS / SALES ---SECOND INSERTION

### SECOND INSERTION

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

CASE NO. 2024CA001159000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2, Plaintiff, vs. THELMA L. MCCANN A/K/A

### THEMA L. MCCANN A/K/A THELMA J. MCCANN, et al. **Defendant(s).** NOTICE IS

HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 28, 2024, and entered in 2024CA001159000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2 is the Plaintiff and THELMA L. MCCANN A/K/A THEMA L. MCCANN A/K/A THELMA J. MCCANN 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 27, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 41 OF UNRECORDED AL-AMEDA HEIGHTS FURTHER DESCRIBED AS FOLLOWS: THE EAST 117.50 FEET OF THE WEST 207.50 FEET OF THE NORTH 165 FEET OF THE SOUTH 495 FEET OF THE NORTH 1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION TOWNSHIP 28 SOUTH, RANGE 23 EAST. SUBJECT TO A ROAD RIGHT OF WAY

### AND THE SOUTH 25 FEET OF THE NORTH 50 FEET OF THE WEST 100 FEET THEREOF AND SUBJECT TO A UTIL-ITY EASEMENT OVER THE SOUTH 7.5 FEET AND THE WEST 10 FEET THEREOF. Property Address: 1416 NORTH ALAMEDA DRIVE, LAKE-LAND, FL 33805 Any person claiming an interest in the

lis pendens must file a claim in accor-45.031.

### IMPORTANT

AMERICANS WITH DISABILITIES ACT. 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.

By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 23-155421 - MiM August 9, 16, 2024

### SECOND INSERTION

BARRED.

### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-000286-0000-XX IN RE: ESTATE OF ANNA WILLIAMS

Deceased. The administration of the estate of Anna Williams, deceased, whose date of death was March 17, 2023, is pend-ing in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN

OVER THE NORTH 25 FEET

surplus from the sale, if any, other than the property owner as of the date of the dance with Florida Statutes, Section

Dated this 6 day of August, 2024.

24-01171K

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

A personal representative or curator

has no duty to discover whether any

property held at the time of the dece-dent's death by the decedent or the de-

cedent's surviving spouse is property to

which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in sections 732.216-

732.228, applies, or may apply, unless a written demand is made by a creditor as

The date of first publication of this

Personal Representative:

/s/ Jeanna Marie Stewart Jeanna Marie Stewart

1587 Mac Charles Court

Dunedin, FL 34698

Attorney for Personal Representative:

specified under section 732.2211.

notice is August 9, 2024.

/s/ Robert W. Bible, Jr.

Attorney for Petitioner

Florida Bar Number: 561398

St. Petersburg, Florida 33742

b.bible@BobBibleLaw.com

Robert W. Bible, Jr.

Bob Bible Law

P.O. Box 22786

(727) 710-5166

August 9, 16, 2024

DATE OF DEATH IS BARRED.

#### NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH IUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021-CA-003302 PENNYMAC LOAN SERVICES, LLC,

#### Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMIE MICHELLE SPEARS, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 30, 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 7, Reva Heights Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 50, of the Public Records of Polk County, Florida. Property Address: 4919 S Gachet Blvd, Lakeland, FL 33813

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.

NOTICE OF PUBLIC SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

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 need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida 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 as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 2nd day of August, 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 August 9, 16, 2024 24-01149K

SECOND INSERTION

Parcel ID#: 073028-940852-000070. Address: 1149 East Grove Ave..

Lake Wales, FL 33853 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER, AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 2nd day of August, 2024.

/s/ Thomas S. Rutherford THOMAS S. RUTHERFORD, ESQ. 916 Walt Williams Rd. Lakeland, FL 33809 FBN 215031 813-857-5190 Fax 863-858-9528 Attorney for Plaintiff August 9, 16, 2024 24-01150K

### SECOND INSERTION larly described as follows:

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2024CA000129000000 Nationstar Mortgage LLC Plaintiff, -vs.-Leroy Marcus McClelland; Unknown Spouse of Leroy Marcus McClelland;

LOT 133, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 3077 Brenton Manor Loop, Winter

Haven, FL 33881. his action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LE-GAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Com-merce Blvd., Suite 130, Boca Raton, FL

### 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. 532023CA007038000000 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL J. EVANS A/K/A MICHAEL JOSHUA EVANS, DECEASED; GINA PULLIAM F/K/A GINA MORALES; MICHAEL EVANS A/K/A MICHAEL EVANS, SR.; TIVOLI **RESERVE PROPERTY OWNERS** 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 pursu-

ant to an Order or Summary Final Judgment of foreclosure dated July 19, 2024, and entered in Case No. 532023CA007038000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDI-TORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MI-CHAEL J. EVANS A/K/A MICHAEL JOSHUA EVANS, DECEASED; GINA PULLIAM F/K/A GINA MO-RALES; MICHAEL EVANS A/K/A MICHAEL EVANS, SR.; TIVOLI RE-SERVE PROPERTY OWNERS ASSO-CIATION, INC.; UNKNOWN TEN-ANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING

TO HAVE ANY RIGHT, TITLE OR IN-TEREST IN THE PROPERTY HERE-IN 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 September 3, 2024 , the following de scribed property as set forth in said Or-der or Final Judgment, to-wit:

LOT 116 OF TIVOLI RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 180, PAGE(S) 44-47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST 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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 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 July 31, 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 NŴ 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1691-194519 / SR4 August 9, 16, 2024 24-01141K

### 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

CIRCUIT CIVIL DIVISION CASE NO .: 2022CA003055000000 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,

Plaintiff, v. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF EDITH J. SMITH, DECEASED, et al.,

### Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and Reformation of Mortgage dated July 26, 2024, issued in and for Polk County, Florida, in Case No. 2022CA003055000000, wherein US BANK TRUST NATION-AL ASSOCIATION. NOT IN ITS IN DIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF EDITH J. SMITH, DECEASED, ABBAGAIL JOAN WOODARD, BROOKLYN MA-RIE WEBB, W.C., A MINOR CHILD IN THE CARE OF HIS FATHER AND NATURAL GUARDIAN, CHARLES LEROY CARTWRIGHT, WILLIAM JOSEPH CALDWELL A/K/A WIL-LIAM I CALDWELL MARTINA MA-RIE CALDWELL A/K/A MARTINA M. CALDWELL F/K/A MARTINA M. OSBORNE, WILLIAM MARK CALDWELL A/K/A WILLIAM M. CALDWELL, JAMES GREGORY CALDWELL, KATHY L. CALDWELL A/K/A MATTIE CATHERINE CALDWELL F/K/A CATHERINE CALDWELL F/K/A MATTIE KATH-ERINE LYNN FRAZIER F/K/A MAT-TIE KATHERINE FRAZIER F/K/A MATTIE K. FRAZIER F/K/A KATHY LYNN FRAZIER, CHRISTOPHER L. CALDWELL A/K/A CHRISTOPHER CALDWELL, E.C., A MINOR CHILD THROUGH HER LEGAL GUARDIAN and THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIM-

ING AN INTEREST BY, THROUGH,

UNDER OR AGAINST THE ESTATE OF WILLIAM MARK CALDWELL A/K/A WILLIAM M. CALDWELL are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on August 30, 2024, at electronic sale beginning at 10:00 AM, at www. polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure and Reformation of Mortgage, to wit:

LOT 295, COUNTRY VIEW ES-TATES, PHASE 3A, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE(S) 31 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTIAN MOBILE HOME VIN # FLFLV70A25085SK21 AND FLFLV70B25085SK21; # 73579605 AND TITLE 73579606 Property Address: 7005 Dove

Meadow Trial , Lakeland, FL 33810 ANY PERSON CLAIMING AN IN TEREST 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 property directed for sale is:

THE STATE OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 24-CA-008530 Section 15 SOLANGE VILORIA, Plaintiff, v. DAMARIS ANDUJAR DIAZ,

### Defendant. Notice is hereby given pursuant to an

Order Granting Plaintiff's Motion for Partition and Public Sale dated the 23rd day of July, 2024 and entered in Case No. 24-CA-008530, of the Circuit Court of the TENTH Judicial Circuit, and for Polk County, Florida wherein SOLANGE VILORIA is the Plaintiff and DAMARIS ANDUJAR DIAZ is the Defendant. The subject property will be sold to the highest bidder in Judicial Sale conducted electronically online at the following website:

https://polk.realforeclose.com/index. cfm at 10:00 A.M. on the 6th day of September, 2024; as set forth in said Order, to wit:

Lots 7, THE MEADOWS OF LAKE WALES, according to the map or plat thereof, recorded in plat book 103, page 19, public records of Polk County, Florida.

### SECOND INSERTION

#### NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 532024CA000615000000 MIDFIRST BANK Plaintiff. v. **DELORES DELGADO; UNKNOWN** SPOUSE OF DELORES DELGADO; **UNKNOWN TENANT 2:** UNKNOWN TENANT 1; CITY OF LAKELAND, FLORIDA, A MUNICIPAL CORPORATION: UNITED STATES OF AMERICA. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

#### Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 19, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as

LOT 10, IN BLOCK "X" OF THE GEORGE SUBDIVISION, AC-CORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 7, AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 818 W BELMAR ST, LAKELAND, FL 33803-1408 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 03, 2024 beginning at 10:00 AM.

24-01175K

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 entlited, 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. his

Through Secretary of Housing and Urban Development; Brenton Manor Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

United States of America Acting

TO: Leroy Marcus McClelland: LAST KNOWN ADDRESS: 3077 Brenton Manor Loop, Winter Haven, FL 33881 and Unknown Spouse of Leroy Marcus McClelland: LAST KNOWN AD-DRESS: 3077 Brenton Manor Loop, Winter Haven, FL 33881

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particu-

33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 PRO-CEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSIS-TANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.

WITNESS my hand and seal of this Court on the 30 day of July, 2024. Default Date 9-6-24

Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Ashley Saunders Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd. Suite 130 Boca Raton, FL 33487 23-330549 FC01 CXE August 9, 16, 2024 24-01158K

### IMPORTANT

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 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), at least 7 days before your scheduled court appearance, or immediately upon receiv-ing 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 6th day of August, 2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 9, 16, 2024 24-01174K

# 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



... VS 

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.

Publishing notices on the internet is neither cheap nor free



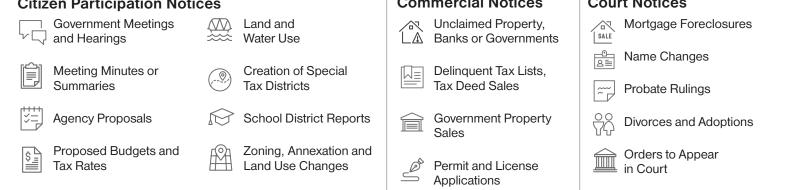
Newspapers remain the primary vehicle for public notice in

all 50 states



**Commercial Notices** 

**Court Notices** 



### Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



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



# ypes Of Public Notices

### Significant numbers of people in rural areas still lack highspeed 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.



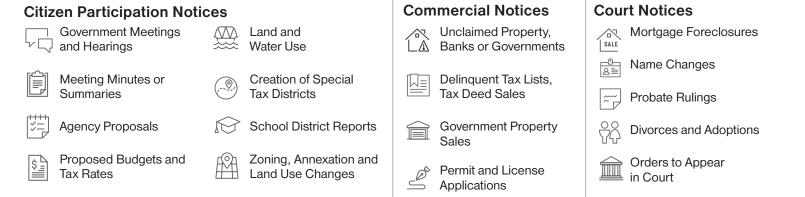
### Moreover, the real digital divide for public notice is growing

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

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

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



### Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com