Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com

JANUARY 28 - FEBRUARY 3, 2022

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

Notice is hereby given that VR LAKE-LAND LIMITED PARTNERSHIP, OWNER, desiring to engage in business under the fictitious name of THE RETREAT AT LAKELAND located at 5115 N SOCRUM LOOP RD, LAKE-LAND, FLORIDA 33408 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. 22-00125K January 28, 2022

FIRST INSERTION

Notice is hereby given that BIANCA MALINI SAMPURAN, OWNER, desiring to engage in business under the fictitious name of BIANCA'S BOXED BLISS located at 4088 FESTIVAL POINTE BLVD, MULBERRY, FLORIDA 33860 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 28, 2022 22-00119K

FIRST INSERTION

Notice is hereby given that ALICIA TOWNSEND, OWNER, desiring to engage in business under the fictitious name of ACTUAL PHOTOGRAPHY located at 2337 BURNWAY RD., HAINES CITY, FLORIDA 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of Florida Statutes.

22-00118K January 28, 2022

FIRST INSERTION

Notice is hereby given that JACOB MATTHEW BLAIR, OWNER, desiring to engage in business under the fictitious name of THE BLAIR MEDIA COMPANY located at 2190 MORGAN WIELAND LANE, APT 303, LAKELAND, FLORIDA 33813 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 28, 2022

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 11, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 LIBT mobile home bearing the vehicle identification number G4743 and all personal items located inside the mobile home. Last Tenant: Kerry Wayne Murray and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Kerry Wayne Murray. Sale to be held at: Woodall's Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. Jan. 28; Feb. 4, 2022 22-00129K

FIRST INSERTION

Affordable secure Storage-Lakeland 1925 George Jenkins Blvd Lakeland,Fl 33815 863-682-2988

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office. or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statues: Self storage act, Sections 83.806 and 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.

A23 Bryan Roberts M26 Lexi White D06 Derral Wright E01 Mary Bunch Auction date: 02.25.2022

Jan. 28; Feb. 4, 2022

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09. Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of G&G Logistics located at 5628 Waterside Loop, Apt. 201, in the County of Polk, in the City of Lakeland, Florida 33805 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 24 day of Jan, 2022.

Greathouse & Green Logistics LLC January 28, 2022 22-00115K FIRST INSERTION

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

File No. 53-2021-CP-004406-0000-XX **Division: Probate** IN RE: ESTATE OF WILLIAM THOMAS HAYNES III

Deceased.The administration of the Estate of William Thomas Haynes III, deceased, whose date of death was August 17, 2021, 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

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

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

 ${\bf NOTWITHSTANDING}$ TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

The date of first publication of this notice is January 28, 2022.

Personal Representative: **Catherine Marie Haynes**

336 Gerber Dairy Road Winter Haven, Florida 33880 Attorney for Personal Representative: Mark E. Clements Florida Bar No. 276774 310 East Main Street Lakeland, Florida 33801 Telephone: (863) 687-2287 Email: mclements@mclements.com Secondary Email:

abaustert@mclements.com

Jan. 28; Feb. 4, 2022

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2021-CP-00411 Division PROBATE IN RE: ESTATE OF RONALD GENE SHAMBAUGH

Deceased. The administration of the estate of RONALD GENE SHAMBAUGH, deceased, whose date of death was November 9, 2021, 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 attor-

ney 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

ALL CLAIMS NOT FILED WITHIN 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 DATE OF DEATH IS BARRED.

The date of first publication of this notice is January 28, 2022.

Personal Representative: KATHLEEN SHAMBAUGH **JOHNSON**

1730 Nita Place Clermont, Florida 34711 Attorney for Personal Representative: MICHAEL G. HORTON, Attorney Florida Bar Number: 123841 MICHAEL G. HORTON, P.A. 3721 South Highway 27, Suite A Clermont, FL 34711 Telephone: (352) 394-4008

Fax: (352) 394-5805 E-Mail: michael@mghpa.com Secondary E-Mail: trish@mghpa.com Jan. 28: Feb. 4, 2022

FIRST INSERTION

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

File No. 2021-CP-004391-0000-XX IN RE: ESTATE OF: ELIZABETH S. BROWN Deceased.

The administration of the estate of ELIZABETH S. BROWN, deceased, whose date of death was November 15, 2021; 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

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

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

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

The date of first publication of this notice is: January 28, 2022.

JERRY W. ALLENDER Personal Representative 719 Garden Street

719 Garden Street

Titusville, FL 32796

Jan. 28: Feb. 4, 2022

Telephone: (321) 269-1511 Facsimile: (321) 264-7676

Titusville, FL 32796 STEVEN C. ALLENDER Attorney for Personal Representative Email: sallender@allenderlaw.com Secondary Email: joan@allenderlaw.com Florida Bar No. 0428302 ALLENDER & ALLENDER, P.A.

22-00124K

Property Address: 100 Napoli Drive, Davenport, FL 33897 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

FIRST INSERTION

City Center Community Development District Notice of meeting and public hearing on proposed Parking Policy

The City Center Community Development District (the "**District**") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to consider and adopt a parking and towing policy (the "Parking Policy") on February 8, 2022 at 1:00 p.m. at the Ramada located at 43824 Ĥighway 27, Davenport, Florida 33837.

The Board deems it necessary to

hold the above-referenced meeting and public hearing to consider the Parking Policy and to receive input on such items, provide for efficient and effective District operations, ensure the costs of towing and use of the District's parking facilities are borne in a fair manner for all user types, and conduct all necessary business properly coming

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting and/or public hearing may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at public hearing. At the conclusion of the hearing, the Board shall adopt the parking and towing policy as finally

approved by the Board. Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, provide legal authority for establishment or amendment of such policies.

To best facilitate public comments,

participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Parking Policy will be available by emailing the District Manager at DMcInness@dpfgmc.com. The District Manager's office can be reached telephonically at (321) 263-0132, extension 193.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verba-tim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

January 28, 2022

FIRST INSERTION

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

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

BRIAN HANSON; et. al.,

Defendants.NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on October 22, 2021 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 18, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the fol-

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

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

AMERICANS WITH 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.

Dated: January 21, 2022 /s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454

(855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 141700

Jan. 28; Feb. 4, 2022

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE

22-00096K

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY,

FLORIDA CASE NO.: 2018CA004553000000 CITIMORTGAGE, INC.,

LEAH J. PETTY; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 15, 2021 in Civil Case No. 2018CA004553000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, CITIMORTGAGE, INC. is the Plaintiff, and LEAH J. PETTY; 1. UNKNOWN SPOUSE OF LEAH J. PETTY N/K/A CHRIS COK; UNITED STATES ATTORNEY'S OFFICE, MIDDLE DISTRICT OF FLORIDA; MIDLAND FUNDING LLC; PORTFOLIO RECOVERY AS-SOCIATES, LLC; CAVALRY SPV I, LLC, AS ASSIGNEE OF GE CAPI-TAL RETAIL BANK/DILLARD'S; ANY AND ALL UNKNOWN PAR-TIES 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.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www. polk.realforeclose.com on March 15. 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment.

LOT 52 OF THE UNRE-CORDED PLAT OF VALENCIA WOOD PHASE I AND FUR-THER DESCRIBED AS FOL-

THE NORTHEASTERLY 44 FEET OF LOT 664 AND THE SOUTHWESTERLY 30 FEET OF LOT 663, ELOISE WOODS, EAST LAKE MARIAM UNIT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 32 AND 32A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND ALSO:

COMMENCE AT THE SW CORNER OF THE NORTH-EASTERLY 44 FEET OF LOT 664 OF ELOISE WOODS, EAST LAKE MIRIAM UNIT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 32 AND 32A OF THE PUBLIC RECORDS OF POLK COUN-TY, FLORIDA; THENCE NORTH 41° 16' 39" WEST ALONG THE SOUTHWEST-ERLY BOUNDARY OF SAID NORTHEASTERLY 44 FEET, 51.94 FEET TO THE POINT OF BEGINNING; THENCE NORTH 45° 49' 31" WEST 94.80 FEET TO THE NORTH-WESTERLY BOUNDARY OF SAID LOT 664;THENCE NORTH 48° 54' 19" EAST ALONG SAID NORTHWEST-ERLY BOUNDARY 7.8 FEET

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. ${\bf IMPORTANT}$

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

Attorney for Plaintiff 1615 South Congress Avenue, Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-01-21 11:59:24 Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1468-1131B

TO THE NORTHWEST COR-NER OF SAID NORTHEAST-ERLY 44 FEET; THENCE SOUTH 41° 16' 39" EAST ALONG THE SOUTHWEST-ERLY BOUNDARY OF SAID NORTHEASTERLY 44 FEET 98.06 FEET TO THE POINT OF BEGINNING.

If you are a person with a disability

Dated this 21 day of January, 2022. ALDRIDGE PITE, LLP

Jan. 28; Feb. 4, 2022 22-00098K

FIRST INSERTION

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

Case No.: 2020CA-001239 CONSTANCE M. TAMME, Plaintiff, vs.

DEBRA J. REDNER, Defendant, Notice is given that pursuant to the Fi-

nal Judgment of Foreclosure and Re-REDNER, dated July 9, 2020, and the Order on Plaintiff's Motion to Reschedule Mortgage Foreclosure Sale, dated January 18, 2022, in Case No. 2020CA-001239 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CONSTANCE M. TAMME is the Plaintiff and, DEBRA J. REDNER is the Defendant, the clerk will sell to the highest and best bidder for cash by electronic sale at www.polk. realforeclose.com beginning at 10:00 a.m. on the 21st day of February, 2022, the following described property as set forth in the Final Judgment of Foreclosure and Replevin against Defendant, DEBRA J. REDNER, described as fol-

Lot 322 of LAKE MARIANA ACRES, UNIT THREE, according to the map or plat thereof recorded in Plat Book 76, Pages 25 and 26, Public Records of Polk County, Florida. AND 1/331st interest in the recre-

ation area as shown on the Plat

of LAKE MARIANA ACRES, according to the Plat thereof recorded in Plat Book 64, Page 10 and Lot 232 of LAKE MARI-ANA ACRES UNIT TWO, Plat Book 71, Pages 35 and 36, all in the Public Records of Polk Countv. Florida.

TOGETHER with that certain mobile home described as: YEAR: 1995 MAKE: SKYLINE ID: 47620194 AH & BH

claiming a right to funds remaining after the sale, you must file a claim of lien with the clerk no later than 60 days after the sale. If you fail to file a claim, you will not be entitled to any remaining funds.

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

Submitted by: Lydia S. Zbrzeznj, Esq. Southern Atlantic Law Group, PLLC 520 6th Street NW Winter Haven, FL 33881 Attorney for Plaintiff

22-00128K Jan. 28; Feb. 4, 2022

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR

e-mail legal@businessobserverfl.com

FIRST INSERTION

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

CASE NO. 2021CA002864000000 ROYAL RIDGE HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.
NORBERTO GALARZA;

ELBA GONZALEZ, et al.,

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated January 14, 2022 in Case No. 2021CA002864000000 in the Circuit Court in and for Polk County, Florida wherein ROYAL RIDGE HOMEOWN-ERS ASSOCIATION, INC, a Florida non-profit Corporation, is Plaintiff, and NORBERTO GALARZA; ELBA GONZALEZ, et al. is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on FEBRUARY 21, 2022. () 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 178, BLOCK H, ROYAL RIDGE PHASE TWO-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 115, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NICHOLSON DAVENPORT. DRIVE.

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 SUR-PLUS 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

Dated: January 24, 2022 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff 1855 Griffin Road, Suite A-423 Dania Beach, FL 33004 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: iared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 Jan. 28; Feb. 4, 2022

22-00113K

FIRST INSERTION

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

CASE NO.: 2018CA005024000000 LAKEVIEW LOAN SERVICING, LLC.

Plaintiff, VS. LAMAR JACKSON; et al., Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on November 7, 2019 in Civil Case No. 2018CA005024000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING. LLC is the Plaintiff, and LAMAR JACKSON; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacv M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on February 21, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 6, BLOCK A, BOGER TER-RACE, UNIT ONE, ACCORD-

My local county

they do?

restricted "

begin running its zoning

the bill) on a newspaper

website only. What must

Florida House Bill 35 says that

regardless of the internet-only

The "governing body," in this case

the commission members, must

decide by majority vote that such

and that residents have sufficient

"public access is not unreasonably

access to broadband service or

through other means such that

VIEW NOTICES ONLINE AT

publication is in the "public interest,"

ordinance hearing notices

(and others allowed under

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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, 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 21 day of January, 2022. ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-01-21 10:47:23 Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-923B

Jan. 28; Feb. 4, 2022

FIRST INSERTION

POLK COUNTY

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

CASE NO.: 2019CA-004006-0000-00 FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. OTHEDUS I. HARVIN; JESSICA L. HARVIN; DUANE COUDRON; CHERYL COUDRON; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

NOTICE IS HEREBY GIVEN pursuant to an Order on Motion to Cancel and Reschedule Foreclosure Sale Date dated the 18th day of January 2022, and entered in Case No. 2019CA-004006-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORA-TION is the Plaintiff and OTHEDUS I. HARVIN JESSICA L. HARVIN DUANE COUDRON CHERYL COU-DRON: and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 21st day of February 2022, the following described property as set forth in said Final Judgment, to

wit: LOT 38, PLAZA SUBDIVI-SION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 69, PAGE 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 4615 REYNO-

SA DR SW, WINTER HAVEN, FL 33880

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

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

impaired, call 711. Dated this 25th day of January 2022. By: /s/ Corey Lewis, Esq. Corey Lewis, Esq. Bar Number: 72580 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 19-03282

Jan. 28; Feb. 4, 2022 22-00126K

FIRST INSERTION

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

CASE NO.: 2019-CA-004432 SELENE FINANCE LP, Plaintiff, vs. UNKNOWN UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS TRUSTEES, ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF THERESA O. MANNING A/K/A THERESA OLIVIA MANNING A/K/A THERESA MANNING; ET AL.,

Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 3, 2022 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on March 4, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

THAT PART OF LOT 8 OF VILLAGE PLACE, ACCORD-ING TO THE MAP OR PLAT THEREOF, RECORDED, IN PLAT BOOK 84 PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING NORTH OF A DIVI-SIONAL LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST COR-NER OF SAID LOT 8 AND RUN NORTH 00° 20' 44" EAST ALONG THE WEST BOUND-ARY OF SAID LOT 8 A DIS-TANCE OF 137.43 FEET TO THE POINT OF BEGINNING OF SAID DIVISIONAL LINE; THENCE NORTH 89° 54' 45' EAST, 176.89 FEET TO THE RIGHT OF WAY OF VILLAGE VIEW LANE AND THE END OF SAID DIVISIONAL LINE

Property Address: 203 Village View Lane, Lakeland, FL 33809 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 SUR-PLUS 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: January 24, 2022 /s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 127978

Jan. 28; Feb. 4, 2022 22-00120K

FIRST INSERTION

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

FLORIDA CASE NO. 2019CA005169000000 UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v.

RAYMOND L. WILLIS A/K/A RAYMOND LAMAR WILLIS A/K/A RAYMOND WILLIS; PAMELA A. WILLIS; UNKNOWN SPOUSE OF RAYMOND L. WILLIS A/K/A RAYMOND LAMAR WILLIS A/K/A RAYMOND WILLIS; UNKNOWN SPOUSE OF PAMELA A. WILLIS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; EQUABLE ASCENT FINANCIAL, LLC F/K/A HILCO RECEIVABLES, LLC: LAKE ELOISE POINTE HOMEOWNERS ASSOCIATION, INC.: POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA: POLK COUNTY. FLORIDA CLERK OF THE CIRCUIT COURT; THE HOUSING FINANCE AUTHORITY OF POLK COUNTY

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 03, 2022, 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 99, LAKE ELOISE POINTE, ACCORDING TO THE MAP OR PLAT THERE-

OF RECORDED IN AS PLAT BOOK 149, PAGES 27 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 415 LAKE ELOISE POINTE BLVD, WINTER HA-VEN, FL 33880-5845

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on February 17, 2022 beginning at 10:00 AM.

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

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

impaired, call 711. Dated at St. Petersburg, Florida this 19th day of January, 2022. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera

FL Bar: 1015906 1000004495 Jan. 28; Feb. 4, 2022 22-00104K FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO. 53-2020-CA-001105 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2, Plaintiff, vs. TINA HAGSTROM, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 03, 2022, and entered in 53-2020-CA-001105 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPAC-ITY BUT SOLELY AS TRUSTEE FOR MERRILL LYNCH FIRST FRANK-LIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-2 is the Plaintiff and TINA HAGSTROM; FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NA-TIONAL ASSOCIATION, AS TRUST-EE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERG-ER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE: and ROLLING OAK ESTATES HOME-OWNERS ASSOCIATON, 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 February 17, 2022, the follow-

ing described property as set forth in said Final Judgment, to wit:

LOT 15, OF ROLLING OAK ESTATES ADDITION, AS SHOWN IN PLAT BOOK 70, PAGE 9 OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

Property Address: 4130 ROLL-ING GROVE PL, LAKELAND, FL 33810

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

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 25 day of January, 2022. 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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: 20-008817 -CaB Jan. 28; Feb. 4, 2022

22-00123K

FIRST INSERTION

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

FLORIDA CASE NO.: 2019CA005293 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff, vs. WADE ALLEN SUGGETT; et. al., Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on November 30, 2021 in the above-styled cause, Stacy M. Butter-field, Polk county clerk of court shall sell to the highest and best bidder for cash on March 1, 2022 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

LOT 22 OF VALENCIA UNIT #1, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 64, PAGE(S) 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 411 EL DO-RADO STREET, LAKELAND, FL 33809

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: January 24, 2022 /s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter#142207

Jan. 28; Feb. 4, 2022 22-00121K

FIRST INSERTION

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

Case No. 2021 ca 003373 FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. ELIEZER MALDONADO LOPEZ, AS KNOWN HEIR OF RAFAEL MALDONADO, DECEASED; UNKNOWN HEIRS, DEVIS GRANTEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF RAFAEL MALDONADO, DECEASED, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RAFAEL MALDONADO, DECEASED CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS UN-

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 22 AND THE WEST 1/2 OF LOT 21, BLOCK 5, MAP OF DRUID HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 425 SOUTH 12TH STREET, LAKE WALES, FL 33853 has been filed against you and you are required to serve a copy of your written defenses, if any, to it

on Jennifer M. Scott of Kass Shuler. P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 2/10/22, (or 30 days from the first date of publication, whichever is later) 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.

If you are a person with a disability ho needs anv accommodation in c der 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

Dated: 01-03-2022. CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) By: Kaylea Olivier

Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney P.O. Box 800, Tampa, Florida 33601, (813) 229-0900 078950/2117112/wlp Jan. 28; Feb. 4, 2022

22-00122K

Deputy Clerk

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 11, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 ELDO mobile home bearing the vehicle identification numbers 2950TA and 2950TB

and all personal items located inside the mobile home. Last Tenant: Shannon Beth Johnson. Sale to be held at: Woodall's Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. Jan. 28; Feb. 4, 2022

To publish your legal notice call: 941-906-9386

Legals.BusinessObserverFL.com

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA
CASE NO. 2020CA000252000000
MIDFIRST BANK

Plaintiff, v.
JOHN S CLARK; CELANDINE
N HYDE A/K/A CELENDIE N.
HYDE; UNKNOWN TENANT 1;
UNKNOWN TENANT 2;
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on October 20, 2021, and an Order Rescheduling Foreclosure entered on January 19, 2022, 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 28, BLOCK E OF WAVER-

LOT 28, BLOCK E OF WAVER-LY MANOR TOWN UNIT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE(S) 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 916 4TH STREET, WA-VERLY, FL 33877

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on February 22, 2022, beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 26th day of January, 2022. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911

Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000005797 Jan. 28; Feb. 4, 2022

22-00131K

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2019CA00279700000
WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE
FOR MORGAN STANLEY
CAPITAL INC. TRUST 2006 HEL

ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY CAPITAL I INC. TRUST 2006-HE1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE1, Plaintiff, vs.

BRENDA RODRIGUEZ A/K/A
BRENDA L. RODRIGUEZ A/K/A
BRENDA LIZ RODRIGUEZ A/K/A
BRENDA LIZ RODRIGUEZ
GUERRA; UNKNOWN SPOUSE
OF BRENDA RODRIGUEZ A/K/A
BRENDA L. RODRIGUEZ A/K/A
BRENDA LIZ RODRIGUEZ A/K/A
BRENDA LIZ RODRIGUEZ
GUERRA; FEDERICO
AMEZQUITA; POINCIANA
VILLAGE THREE ASSOCIATION,
INC.; ASSOCIATION OF

POINCIANA VILLAGES, INC.,

Defendant(s). NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Summary Final Judgment of Foreclosure dated March 16, 2021, and entered in Case No. 2019CA002797000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association, as Trustee for Morgan Stanley Capital I Inc. Trust 2006-HE1, Mortgage Pass-Through Certificates, Series 2006-HE1, is Plaintiff and BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA; UNKNOWN SPOUSE OF BRENDA RODRIGUEZ A/K/A BRENDA L. RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ A/K/A BRENDA LIZ RODRIGUEZ GUERRA; FEDERICO AMEZQUITA; POINCIANA VILLAGE THREE AS-SOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC., are Defendants, the Office of the Clerk,

Polk County Clerk of the Court will sell to the highest bidder or bidders via online auction at www.polk.realforeclose. com at 10:00 a.m. on the 14th day of March, 2022, the following described property as set forth in said Summary Final Judgment to with

Final Judgment, to wit:

LOT 10, BLOCK 743, POINCIANA NEIGHBORHOOD 5
NORTH, VILLAGE 3,, AS PER
PLAT THEREOF, RECORDED
IN PLAT BOOK 54, PAGE 27
THROUGH 42 INCLUSIVE,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
Property Address: 520 Finch
Court, Kissimmee, Florida 34759

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

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

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

Dated: 01/19/2022
McCabe, Weisberg & Conway, LLC
By /s/ Robert A. McLain
Robert McLain, Esq.
Fl Bar No. 195121
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 13-428286

File No: 13-428286 Jan. 28; Feb. 4, 2022 22-00095K

OFFICIAL COURTHOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillsclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com



SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com



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

FIRST INSERTION

CASE NO. 2021CA002090000000 CARRINGTON MORTGAGE SERVICES, LLC,

Plaintiff, vs. JOYCE LEE ELLERBE A/K/A JOYCE ESSARY ELLERBE, et al. Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DONALD DAVID ELLERBE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN

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

LOT 8, BLOCK 2, OF FAIR-VIEW, LAKELAND, FLOR-IDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before Feb. 21, 2022, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) 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 demand in the complaint.

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

WITNESS my hand and seal of this Court this 14th day of Jan., 2022.

Stacy M. Butterfield Clerk of the Court (SEAL) By Tamika Joiner As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MR Service@mccalla.com6864985

Jan. 28; Feb. 4, 2022 22-00127K

FIRST INSERTION

Notice of Self Storage Sale Please take notice A+ Storage - Winter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions. com on 2/14/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Robert Hernandez unit #600: Shane Smith unit #4452. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for

Jan. 28; Feb. 4, 2022 22-00105K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of EBENEZER HYDRATING DRINKS : Located at 2215 GOLFVIEW ST: Polk County in the City of Lakeland: Florida, 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida,

Dated at Lakeland Florida, this January day of 24, 2022 GONZALEZ ANGIE M

January 28, 2022 22-00108K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09,

Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of INTEGRITY ENVIRONMENTAL $GROUP: Located \ at \ PO \ Box \ 1138: Polk$ County in the City of Mulberry : Florida. 33860-1138 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Mulberry Florida, this January day of 24, 2022 JW & ASSOCIATES OF LAKELAND, BLASTING January 28, 2022 22-00107K

FIRST INSERTION

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

CASE NO. 2021CA003405000000 CALIBER HOME LOANS, INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM R. DAUGHERTY, DECEASED, et. al.

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

ing foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property: LOT 147, CHRISTINA WOODS ANNEX, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 63, PAGE(S) 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 2/21/22/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at County, Florida, this 13th day of January, 2022

CLERK OF THE CIRCUIT COURT Stacy M. Butterfield Clerk of Court BY: Kavlea Olivier DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 21-110737 - MaJ Jan. 28; Feb. 4, 2022 22-00102K

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2020CA000380000000 DIVISION: 4

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I Plaintiff. -vs.-Kristin Edwards; William H. Edwards, Jr.; Homeowners Association of Lake and Golf Estates, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, **Grantees, or Other Claimants: Unknown Parties in Possession** #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, **Grantees, or Other Claimants**

Defendant(s). TO: Kristin Edwards: LAST KNOWN ADDRESS: 6729 Canterbury Drive Northeast, 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); 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 particularly described as follows:

FIRST INSERTION

Notice is hereby given that SINH TRAN, OWNER, desiring to engage in business under the fictitious name of EVERYTHING AC AND APPLIANCE REPAIR located at 6304 TORRINGTON CIR, LAKELAND, FLORIDA 33811 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 28, 2022 22-00116K

FIRST INSERTION

Notice is hereby given that JOSE ANGEL ROMAN, OWNER, desiring to engage in business under the fictitious name of ROMAN'S AUTO CARE located at 321 IMPERIAL BLVD, APT B20, LAKELAND, FLORIDA 33803 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 28, 2022 22-00110K LOT 92, LAKE 'N GOLF ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 44, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, YEAR: 1981, MAKE: FLEETWOOD/SANDPIPER VIN#: FLFL2A111334216 AND VIN#: FLFL2B111334216.

more commonly known as 6729 Canterbury Drive Northeast, Winter Haven, FL 33881.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, 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 there after; otherwise a default will be entered against you for the relief de-

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

WITNESS my hand and seal of this Court on the 7th day of December,

Default - 1-13-2022

Stacy M. Butterfield Circuit and County Courts By: Lori Armijo Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 2424 North Federal Highway, Suite 360. Boca Raton, FL 33431

20-322641 FC01 CGG Jan. 28; Feb. 4, 2022 22-00100K

FIRST INSERTION

Notice is hereby given that DUPE OPIAH, OWNER, desiring to engage in business under the fictitious name of DEBBIE-OLA HOMECARE AGENCY located at 1233 APOPKA LN, KISSIMMEE, FLORIDA 34759 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the January 28, 2022 22-00109K

FIRST INSERTION Notice is hereby given that DARLENE RIVAS, OWNER, desiring to engage in business under the fictitious name of A & C FULL LAWN SERVICE located at 13517 ROCKRIDGE ROAD, LAKELAND, FLORIDA 33809 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 28, 2022

FIRST INSERTION

POLK COUNTY

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

CASE NO. 2021CA002090000000 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.

JOYCE LEE ELLERBE A/K/A JOYCE ESSARY ELLERBE, et al. Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DONALD DAVID ELLERBE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMINTS ADDRESS: UNKNOWN

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

LOT 8, BLOCK 2, OF FAIR-VIEW, LAKELAND, FLOR-IDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before Feb. 21, 2022, a date which is within thirty (30) days after the first publication of this Notice in The Business Observer (Polk) 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 demand 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 notifi-cation 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 this Court this 14th day of Jan., 2022. Stacy M. Butterfield

Clerk of the Court By /s/ Tamika Joiner As Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Email: MRService@mccalla.com

21-00142-1 22-00101K Jan. 28; Feb. 4, 2022

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 NEWM mobile home bearing the vehicle identification number 335864 and all personal items located inside the mobile home. Last Tenant: Daniel Arthur Cox. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, (863) 397-7699.

January 21, 28, 2022

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on February 4, 2022 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 NEWM mobile home bearing the vehicle identification number 326820 and all personal items located inside the mobile home. Last Tenant: Stevie Lorrel Hamilton. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, (863) 397-7699.

22-00093K January 21, 28, 2022

SECOND INSERTION

Notice of Self Storage Sale Please take notice A+ Storage - Winter Haven located at 2700 Eloise Loop Road, Winter Haven, FL 33884 intends to hold a sale to sell the property stored at the Facility by the below list of Occupant who is in default at an Auction. The sale will occur as an online auction via www.storageauctions. com on 2/7/2022 at 11:00am. Unless stated otherwise the description of the contents are household goods and furnishings. Dishawn Everett unit #3401. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. January 21, 28, 2022

22-00078K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TC COLLECTION: Located at 2403 34Th St. NW, Apt. A: Polk County in the City of Winter Haven: Florida

33881 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this January day of 24, 2022 RABB, ATHEIUS

January 28, 2022

SUBSEQUENT INSERTIONS

SECOND INSERTION

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

CIVIL ACTION CASE NO.: 53-2018-CA-001903 DIVISION: SECTION 7 BANK OF AMERICA, N.A.,

ANN KITCHEN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated December 10, 2021, and entered in Case No. 53-2018-CA-001903 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which BANK OF AMERICA, N.A., is the Plaintiff and Ann Kitchen, Lee Garrison Kitchen, , 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, County, Florida at 10:00am EST on the February 8, 2022 the following described property as set forth in said Final Judgment of Foreclosure: EAST 1/2 OF SOUTHEAST

1/4 SOUTH OF ROAD IN SECTION 27, TOWNSHIP 31 SOUTH, RANGE 28 EAST, LESS THE WEST 1007 FEET MORE OR LESS AND LESS

THE EAST 225.50 FEET THEREOF A/K/A 1355 N LAKE REEDY BLVD, FROSTPROOF,

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

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

Dated this 11 day of January, 2022. By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq.

ALBERTELLI LAW P.O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com

CT - 18-012862

January 21, 28, 2022 22-00067K

SECOND INSERTION

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

CASE NO.: 2020-CA-002860 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v. TRACY MICHELLE BURRY A/K/A TRACY MURPHY, AS PERSONAL

REPRESENTATIVE OF THE ESTATE OF CAROLYN J. GRIMES:

et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of

Polk County, Florida, will on the 8th day of February, 2022, at 10:00 a.m. EST. 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 46, Shadow Wood Unit 2, according to the map or plat thereof, as recorded in Plat Book 68. Page(s) 28, of the Public Records of Polk County, Florida. Property Address: 4310 Shadow Wood Trail, Winter Haven, FL 33880

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 19th day of

January, 2022. 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 January 21, 28, 2022 22-00090K

SECOND INSERTION

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

Case No. 2020 CA 002756 Division 04 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2019-GS7 Plaintiff, vs.

LAUREEN BAKER, OAKFORD ESTATES PROPERTY OWNERS ASSOCIATION, INC., STATE OF FLORIDA, DEPARTMENT OF REVENUE, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on December 14. 2021, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 17 OAKFORD ESTATES. ACCORDING TO MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 125, PAGE 30 THROUGH 32, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 5523 OAKFORD DRIVE, LAKELAND, FL 33812; including the building, appurtenances, and fixtures located

therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on February 10, 2022 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

Îf 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

Dated this 18th Day of January. By: /s/ Ryan Paul Sutton Rvan Paul Sutton / Florida bar # 1033228 rsutton@kasslaw.com Invoice to: Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 Foreclosure Service @kasslaw.com $2020~\mathrm{CA}~002756$ $327878/2014441/\mathrm{CMP}$ January 21, 28, 2022 22-00082K

THIRD INSERTION

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

Case Number: 53-2021CA-003324-0000-00 FIRST MORTGAGE CORPORATION OF WINTER HAVEN, a Florida corporation, Plaintiff, vs.

MICHAEL R. MICHAUD, ALEXIS B. MICHAUD, husband and wife, THE RIGHT WAY ASSOCIATES, INC. d/b/a WCCR, a dissolved Florida corporation, KAREN MACK, dba ALLIED BUILDING PRODUCTS CORP, an unregistered

fictitious entity, UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants

TO: THE RIGHT WAY ASSOCIATES, INC. d/b/a WCCR, a dissolved Florida corporation, and KAREN MACK, dba ALLIED BUILDING PRODUCTS CORP, an unregistered fictitious entity, claiming to have any right, title, or interest in the lands hereinafter described

YOU ARE NOTIFIED that an action to quiet the title to the following property in Polk County, Florida:

Lot 9, TIMBER WOOD UNIT III SUBDIVISION, as shown by map or plat thereof as recorded in Plat Book 74, Page 50, of the Public Records of Polk County, Florida

has been filed against you and you are

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASE NO: 2018-CA-000437

AVILA DEVELOPERS, LLC, a

Plaintiff, v.

to-wit:

Florida limited liability company,

TTC, INC., a Florida corporation,

INVESTMENTS, INC., a Florida

the State of Florida, and others,

FLORIDA, a political subdivision of

Defendants.TO DEFENDANTS: Gary W. Carnes,

Carlyn Ellis, John Ciro Garguilo, Bar-

bara Gordon, Larry Gordon, Vernon

Greenwood, Donald R. Kern, Alida

Luke, Linda M. McGuire, Tim Mc-

Guire, Barbara Morton, Pricilla Peters,

Barbara Piazza, Donald G. Ross, Marv

Lee Whidden and Merrill D. Whidden,

Jr.
YOU ARE NOTIFIED that an action

for declaratory relief seeking a judicial

declaration, pursuant to Chapter 86,

Florida Statutes and Chapter 712, Flori-

da Statutes, has filed against you in Polk

County, Florida regarding the property

with the following legal description,

COMMENCE AT THE NORTH

1/4 CORNER OF SECTION

RANGE 27 EAST, BEING A

3"x3" CONCRETE MONU-

MENT PER CERTIFIED COR-

NER RECORD #78687, POLK

COUNTY, FLORIDA, RUN

THENCE S00°01'49"W ALONG

THE EAST LINE OF THE NORTHWEST 1/4, OF SAID

SECTION 17, A DISTANCE OF

954.14 FEET TO A POINT ON

THE SOUTHERLY RIGHT-

OF-WAY LINE OF ERNIE

CADWELL BOULEVARD, AS

RECORD IN OFFICIAL RE-

CORDS BOOK 7709, PAGE 539,

PUBLIC RECORDS OF POLK

COUNTY, FLORIDA; THENCE

ALONG SAID EAST LINE A

DISTANCE OF 633.43 FEET:

THENCE S89°38'54"W A
DISTANCE OF 617.52 FEET
FOR A POINT OF BEGIN-

NING; THENCE CONTINUE

S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE

S00°01'49"W A DISTANCE OF

1,066.41 FEET TO THE SOUTH

LINE OF THE SOUTHEAST

1/4 OF THE NORTHWEST

1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG

SAID SOUTH LINE, A DIS-

TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER

OF THE SOUTHEAST 1/4 OF

THE NORTHWEST 1/4 OF

S00°01'49"W

CONTINUE

TOWNSHIP 26 SOUTH,

corporation, POLK COUNTY

CENTRAL FLORIDA

required to serve a copy of your written defenses, if any, to it on Krista Mahalak, plaintiff's attorney, whose address is P.O. Box 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action. and file the original with the Clerk of the Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Witness my hand and seal this 3rd day of January, 2022.

SAID SECTION 17: THENCE

N00°07'18"W ALONG THE

WEST LINE OF THE SOUTH-

EAST 1/4 OF THE NORTHWEST

1/4 OF SAID SECTION 17 AND

ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34

FEET TO A POINT ON SAID

SOUTHERLY RIGHT-OF-WAY

LINE OF ERNIE CALDWELL

BOULEVARD; RUN THENCE

THE FOLLOWING TWO
(2) COURSES ALONG SAID

WAY LINE: (1) N78°06'01"E A

DISTANCE OF 365.42 FEET:

(2) N75°36'45"E A DISTANCE

OF 142.68 FEET; THENCE

OF 137.50 FEET; THENCE

S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE

OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE

OF 98.24 FEET; THENCE

S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF

You are required to serve a copy of your

written defenses, if any, to it on Sidney

L. Vihlen, III, of Vihlen & Associates,

P.A., the Plaintiff's attorney, whose ad-

dress is 1540 International Parkway.

Suite 2000, Lake Mary, Florida 32746,

and email address is: svihlen@vbvlaw

com, on or before February 20, 2022

and file the original with the clerk of

this court either before service on the

Plaintiff's attorney or immediately

thereafter, at 255 N. Broadway Avenue,

Bartow, Florida 33830, otherwise a

default will be entered against you for

the relief demanded in the Complaint.

who needs any accommodation in or-

der 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 Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

DATED: Nov. 19, 2021

Sidney L. Vihlen, III,

the Plaintiff's attorney,

svihlen@vbvlaw.com

January 21, 28, 2022

Vihlen & Associates, P.A.,

1540 International Parkway,

Suite 2000, Lake Mary, Florida 32746,

call 711.

e hearing or voice in

Stacy M. Butterfield, CPA

(Seal) By: Asuncion Nieves

Clerk of the Court

As Deputy Clerk

22-00086K

If you are a person with a disability

RIGHT-OF-

A DISTANCE

A DISTANCE

SOUTHERLY

S36°37'40"E

S30°31'03"E

BEGINNING.

STACY M. BUTTERFIELD Clerk of the Court (Court Seal) Kaylea Olivier As Deputy Clerk

Krista Mahalak. plaintiff's attorney, Winter Haven, Florida 33883 Jan. 14, 21, 28; Feb. 4, 2022

SECOND INSERTION

22-00047K

SECOND INSERTION

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

Case No.: 21-CA-003679 MARKEISHA SMITH and NORSHAWNDRA SMITH, STEPHEN WAINWRIGHT, ALISON WAINWRIGHT, TOWN CENTER RESERVE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., and JOE G. TEDDER, POLK COUNTY TAX COLLECTOR,

Defendants. To: STEPHEN WAINWRIGHT 110 Reserve Drive, Davenport, Florida 33896 ALISON WAINWRIGHT 110 Reserve Drive

Davenport, Florida 33896

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following described real property in Polk County, Lot 31, of Reserve at Town Cen-

ter, according to the Plat Thereof, as Recorded in Plat Book 117, at Page(s) 39, 40, and 41 of the Public Records of Polk County, Parcel ID No.: 02-26-27-701009-00310 Property Address: 110 Reserve Drive, Davenport, Florida 33896 has been filed against you and you

are required to serve a copy of your

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, DATED: 1/10/22 STACY M. BUTTERFIELD

written defenses, if any, to it on Chey-

enne Whitfield, the Plaintiffs' attorney,

whose address is 10150 Highland Man-

or Drive, Suite 200, Tampa, Florida

33610, on or before 2/17/22, 2022,

and file the original with the Clerk

of this Court either before service on

the Plaintiffs' 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 or-

der 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 Av-

enue, Bartow, Florida 33830, (863)

As Deputy Clerk Cheyenne Whitfield, the Plaintiffs' attorney, 10150 Highland Manor Drive, Tampa, Florida 33610

Jan. 21, 28; Feb. 4, 11, 2022

22-00084K

As Clerk of the Court

(Seal) By: Kaylea Olivier

SECOND INSERTION

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

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v. TTC, INC., a Florida corporation,

CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Arthur Angell Jr., Margaret R. Angell, Cathy Daniels, Darlene Mehall, David Mehall, Alois Schleimer, Barbara J. Langley, Bonnie A. McLaughlin, Robert R. McLaughlin, Camille M Chayka, Karen Langley

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

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17. A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539. PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE S00°01'49"W CONTINUE ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING: THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF

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

You are required to serve a copy of vour written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff 's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before February 20, 2022 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief de-

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

DATED: October 20, 2021 Stacy M. Butterfield, CPA Clerk of the Court (SEAL) By: Lori Armijo Sidney L. Vihlen, III, Vihlen & Associates, P.A., the Plaintiff's attorney, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746,

svihlen@vbvlaw.com

January 21, 28, 2022

22-00087K

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH HIDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2021-CC-004186 THE MANORS AT WESTRIDGE HOMEOWNERS' ASSOCIATION.

Plaintiff, vs. PAUL CLEGG; LESLEY WRIGHT; and UNKNOWN PARTIES IN

Defendants. TO: PAUL CLEGG LESLEY WRIGHT UNKNOWN PARTIES IN POSSES-

126 Bayswater Lane Davenport, FL 33897

POSSESSION,

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County,

60. VILLAS OF LOT WESTRIDGE PHASE 5-A, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 106 PAGES 17-18 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. CANTON AVE., SUITE 330, WINTER PARK, FL 32789, within thirty (30) days after the first publication of this notice 2/10/2022 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 for Lien Foreclosure and Monetary Damages.

DATED on 1/3/2022, 2021. STACY M. BUTTERFIELD Clerk of the Circuit and County Court By Kaylea Oliver As Deputy Clerk January 21, 28, 2022 22-00068K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2019CA001510000000

PHH MORTGAGE CORPORATION, Plaintiff, vs. THE POLK 4 LAND TRUST;

JEREMIAH D. COSCIA; STEPHANIE R. COSCIA, et al. **Defendants**

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered December 15, 2021 in Case No. 2019CA001510000000 in the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. PHH MORTGAGE CORPORATION ("Plaintiff") and KEATHEL CHAUNC-EY ESQ., AS TRUSTEE ONLY, UN-DER THE POLK 4 LAND TRUST; UNKNOWN BENEFICIARIES OF THE POLK 4 LAND TRUST; MORT-GAGE ELECTRONIC REGISTRA-TION SYSTEMS INC., AS NOMINEE FOR DHI MORTGAGE COMPANY, LTD.; MORGAN STANLEY CREDIT CORPORATION; WYNDWOOD AT LAKE HIGHLAND HOMEOWNERS ASSOCIATION, INC.; JEREMIAH D. COSCIA; STEPHANIE R. COSCIA ("Defendants"). Stacy M. Butterfield, Clerk of Circuit Court for POLK, County Florida will sell to the highest and best bidder for cash Via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 14TH day of February 2022 the following described property as set forth in said Final Judgment, to wit:

HIGHLAND, PHASE TWO. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, AT PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 13th day of January 2022. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Ian D. Jagendorf Ian Jagendorf, Esq. Florida Bar #: 033487 FN14317-19PHH

January 21, 28, 2022 22-00063K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

LOT 57, OF VILLAGE AT LAKE

FOR POLK COUNTY, FLORIDA CASE NO.: 2020CA000409000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. LUIS KARRY AYALA; et al., **Defendant**(s).
NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 15, 2021 in Civil Case No. 2020CA000409000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County. Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and LUIS KARRY AYALA; MARK RAMNAUTH; UNKNOWN SPOUSE OF MARK RAMNAUTH; CITY OF LAKELAND, FLORIDA: UNKNOWN TENANT N/K/A RECARDO RO-DRIGUEZ; 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.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on February 14, 2022 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK C, NORTH FLORIDA HEIGHTS, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 15, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

ity 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 18th day of January. ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue, Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Digitally signed by Zachary Ullman Date: 2022-01-18 11:50:03 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com

1454-600B January 21, 28, 2022 22-00089K

FOURTH INSERTION

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

Case No.: 2021CA-003306-0000-00 JACQUELINE Z. BOYD and STEVE A. BOYD, Husband and Wife, Plaintiffs, vs. THE ESTATE OF NINA WOODS, THE UNKNOWN HEIRS OF NINA WOODS, deceased, TIMOTHY QUINTON ZEIGLER, individually, TIMOTHY QUINTON ZEIGLER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JACKSON MONROE ZEIGLER, CASEY J. LUECKE AS PERSONAL REPRESENTATIVE OF THE

ESTATE OF ELLEN KATHERINE

LUECKE, CASEY J. LUECKE, individually, TONI LYNN DURBIN, NIKKI JADE ZEIGLER, THE UNKNOWN HEIRS OF JACKSON MONROE ZEIGLER, THE ESTATE OF ELOUISE EDWARDS, KYM KIMBROUGH, THE UNKNOWN HEIRS OF ELOUISE EDWARDS. deceased, TERESA TUMMOND, THE ESTATE OF GLADINE JOHNS, JAMES JOHNS as surviving spouse of GLADINE JOHNS, THE UNKNOWN HEIRS OF GLADINE JOHNS, deceased, LYNDA LAMBETH, DONNA ELMORE, MARVIN PADGETT, TYNA GRIFFIS, AND ALL OTHER UNKNOWN PARTIES, Defendants. TO: THE ESTATE OF NINA WOODS,

THE UNKNOWN HEIRS OF NINA WOODS, deceased, THE UNKNOWN HEIRS OF JACKSON MONROE ZEI-GLER, deceased, THE UNKNOWN HEIRS OF ELOUISE EDWARDS deceased, THE UNKNOWN HEIRS OF GLADINE JOHNS, deceased; to be served by publication, and ALL OTH-ER UNKNOWN PARTIES, if alive, and if dead, their unknown spouse, heirs, devisees, grantees, judgment creditors, and all other parties claiming by, through, under, or against the defendants; the unknown spouse, heirs, devisees, grantees, and judgment creditors of any deceased defendants, and all other parties claiming by, through, under, or against defendants; and all unknown natural persons if alive, and if dead or not known to be dead or alive, their sev-

SAID SECTION 17; THENCE

eral and respective unknown spouses, heirs, devisees, grantees, and judgment creditors, or other parties claiming by, through, under, or against any corporation or other legal entity named as a de-fendant; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above-named or described defendants or parties or claiming to have any right, title, or interest in the lands hereinafter described.

YOU ARE NOTIFIED that an action to quiet the title to the following property in Polk County, Florida:

The North 485 Feet of the SW 1/4 of the SE ¼ and the North 485 feet of the SE ¼ of the SW ¼ of Section 5, Township 30 South, Range 26 East, Polk County,

Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Krista Mahalak, plaintiff's attorney, whose address is P.O. Box 7608, Winter Haven, Florida 33883, within 30 days after the first publication of this Notice of Action, and file the original with the Clerk of the Court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Default Date 1/2/22

Witness my hand and seal this 27 day of December, 2021.

STACY M. BUTTERFIELD Clerk of the Court (Court Seal) Kaylea Olivier As Deputy Clerk

Krista Mahalak, plaintiff's attorney, P.O. Box 7608, Winter Haven, Florida 33883 Jan. 7, 14, 21, 28, 2022 22-00016K

SECOND INSERTION

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

CASE NO. 2020CA002815000000 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. VANESSA SUCKRA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; JAMES J. PALAWSKI, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 12, 2021, and entered in 2020CA002815000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORT-GAGE COMPANY is the Plaintiff and VANESSA SUCKRA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOP-MENT; JAMES J. PALAWSKI 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 February 07, 2022, the following described property as set forth in said Final Judgment, to wit:

THAT PART OF LOT 6, BLOCK "D", OF SUNSHINE ESTATES, LAKELAND, FLORIDA, ACCORDING TO THE PLAT
THEREOF RECORDED IN
PLAT BOOK 41, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE DESCRIBED FULLY FOLLOWS; BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 6, RUN THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 15.57 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTHWESTERLY, PARAL-LEL TO AND 15.0 FEET FROM THE SOUTHERLY LINE OF SAID LOT 6 A DISTANCE OF 175.41 FEET MORE OR LESS TO A POINT ON THE WEST-ERLY LINE OF SAID LOT 6. SAID POINT BEING 16.2 FEET FROM THE SOUTHEAST

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT

OF THE TENTH JUDICIAL

CIRCUIT IN AND FOR POLK

COUNTY, FLORIDA

CASE NO. 2021CA000534000000 DEUTSCHE BANK TRUST

COMPANY AMERICAS, AS

ACCREDIT LOANS, INC.,

THE UNKNOWN HEIRS

GRANTEES, ASSÍGNEES,

BENEFICIARIES, DEVISEES,

LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS

IN THE ESTATE OF JAMES GONSALVES, DECEASED, et al.

WHO MAY CLAIM AN INTEREST

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated January 3, 2022, and entered in

2021CA000534000000 of the Circuit

Court of the TENTH Judicial Circuit in

and for Polk County, Florida, wherein

DEUTSCHE BANK TRUST COM-

PANY AMERICAS, AS TRUSTEE FOR

RESIDENTIAL ACCREDIT LOANS,

INC., MORTGAGE ASSET-BACKED

SERIES 2006-QO6 is the Plaintiff

and THE UNKNOWN HEIRS, BEN-

EFICIARIES, DEVISEES, GRANT-

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN IN-

TEREST IN THE ESTATE OF JAMES

GONSALVES, DECEASED: KIMBER-

LY LOFASO; REGIONS BANK; D.R.S.

OF CENTRAL FLORIDA, INC.; THE

GREEN HOMEOWNER'S ASSOCIA-

TION, INC. A/K/A THE GREEN AT

WEST HAVEN HOA, 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 February 07, 2022, the follow-

ASSIGNEES,

THROUGH CERTIFICATES

LIENORS,

SERIES 2006-QO6,

Defendant(s).

TRUSTEE FOR RESIDENTIAL

MORTGAGE ASSET-BACKED

PASS-THROUGH CERTIFICATES.

CORNER OF SAID LOT 6, RUN THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 6 A DIS-TANCE OF 44.1 FEET TO THE NORTHWEST CORNER OF LOT 6, RUN THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 215.09 FEET TO RADIUS POINT, RUN

THENCE AROUND CURVE TO THE RIGHT HAVING A RADIUS OF 15.0 FEET, AN ARC DISTANCE OF 33.26 FEET TO RADIUS POINT, RUN THENCE SOUTHWEST-ERLY ALONG THE EASTERLY LINE OF SAID LOT 6 A DISTANCE OF 131.21 FEET TO THE POINT OF BEGINNING

Property Address: 1005 WAYNESVILLE AVE, LAKE-LAND, FL 33801

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

Dated this 11 day of January, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, 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\Ashley Bruneus Ashley Bruneus, Esquire Florida Bar No. 1017216 Communication Email: ashbruneus@raslg.com 20-052569 - TaB

ing described property as set forth in

LOT 19, GREEN AT WEST HA-

VEN PHASE 1, ACCORDING

TO THE PLAT THEREOF, RE-

CORDED IN PLAT BOOK 116, PAGE 49-51, OF THE PUBLIC

RECORDS OF POLK COUNTY,

KNIGHTSBRIDGE CIR, DAV-

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 accor-

dance with Florida Statutes, Section

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 Adminis-

trator at (863) 534-4686 (voice), (863)

 $534\text{-}7777 \ (\text{TDD}) \ \text{or} \ (800) \ 955\text{-}8770$

(Florida Relay Service), as much in ad-

vance 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

Dated this 11 day of January, 2022. ROBERTSON, ANSCHUTZ,

SCHNEID, CRANE & PARTNERS,

6409 Congress Ave., Suite 100

Service Email: flmail@raslg.com

22-00064K

court program or service.

Attorney for Plaintiff

Boca Raton, FL 33487

By: \S\Ashley Bruneus

Ashley Bruneus, Esquire

Florida Bar No. 1017216

Communication Email:

ashbrune us@raslg.com

January 21, 28, 2022

20-013516 - CaB

Telephone: 561-241-6901

Facsimile: 561-997-6909

PLLC

Address:

22-00065K

January 21, 28, 2022

said Final Judgment, to wit

ENPORT, FL 33896

FLORIDA.

Property

45.031.

SECOND INSERTION

SECOND INSERTION

POLK COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2021-CP-4059 IN RE: ESTATE OF ROSLINDA MORAN JOHNSON,

Deceased. The administration of the estate of ROSLINDA MORAN JOHNSON, deceased, whose date of death was July 11, 2021, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

The date of first publication of this notice is January 21, 2022.

Personal Representative: REGINALD MORAN 4631 34th Court East

Bradenton, Florida 34202 Attorney for Personal Representative: NORBERTO S. KATZ, ESQUIRE Florida Bar No.: 399086 425 West Colonial Drive, Suite 104 Orlando, Florida 32804 Telephone: (407) 849-7072 Fax: (407) 849-7075 E-Mail: velizkatz@velizkatzlaw.com Secondary: ydiaz@velizkatzlaw.comJanuary 21, 28, 2022 22-00069K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2021-CP-3672 Division Probate IN RE: ESTATE OF CARLYLE DEAN MCDUNNAH

Deceased. The administration of the estate of Carlyle Dean McDunnah, deceased, whose date of death was September 28, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 January 21, 2022.

Personal Representative: Jeff Maxam 4270 Sarahs Way

Dayton, Ohio 45440 Attorney for Personal Representative: Linda Solash-Reed, Attorney Florida Bar Number: 616559 871 Outer Rd Ste C ORLANDO, FL 32814-6866 Telephone: (321) 804-2915 Fax: (877) 419-6057 E-Mail: linda@lsrlawyer.com Secondary E-Mail: info@lsrlawyer.com January 21, 28, 2022 22-00081K

SECOND INSERTION

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

File No. 2021CP0038900000XX IN RE: ESTATE OF WILLIAM GREGORY O'NEAL, A/K/A WILLIAM G. ONEAL, A/K/A WILLIAM ONEAL Deceased.

The administration of the estate of William Gregory O'Neal, A/K/A William G. ONeal, A/K/A William ONeal, deceased, whose date of death was May 13, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set

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 SECTION 733.702 WILL BE FOREVER

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 January 21, 2022.

Lehigh Acres, Florida 33972 Attorney for Personal Representative: Jim Loncarski, Attorney Florida Bar Number: 528811 Law Offices of Largo, Florida 33771 Telephone: (727) 586-3306 Fax: (727) 585-4209 E-Mail: Jim@attypip.com

Secondary E-Mail: Suzie@attypip.com 22-00091K

BARRED.

Personal Representative:

Jo Ann Hale 1514 Cleveland Ave.

Joseph F. Pippen, Jr. & Assoc., PL 1920 East Bay Drive January 21, 28, 2022

SECOND INSERTION

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

CASE NO.: 2020CA001295 FEDERAL HOME LOAN CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-1. Plaintiff, vs. MICHELLE L. RACINE; ET AL,

Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on January 7, 2022 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on February 10, 2022 at 10:00 A.M. at www.polk.realforeclose.com, the fol-

LOT 50, REMINGTON OAKS
PHASE ONE, ACCORDING
TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 110, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA Property Address: 3565 REM-INGTON OAKS, LAKELAND,

FL 33810 ANY PERSON CLAIMING AN IN-

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: January 14, 2022

/s/ Michelle A. DeLeon Michelle A. DeLeon, Esquire Florida Bar No.: 68587 Quintairos, Prieto, Wood & Boyer, P.A. 255 S. Orange Ave., Ste. 900 Orlando, FL 32801-3454 (855) 287-0240 (855) 287-0211 Facsimile E-mail: servicecopies@qpwblaw.com E-mail: mdeleon@qpwblaw.com Matter # 139530

January 21, 28, 2022

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

22-00079K

County, Florida, described as: LOT 5 IN BLOCK I, WALK-

IN-WATER LAKE ESTATES PHASE FIVE UNIT TWO. ACCORDING TO THE PLAT

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2021CA001558000000 MS MAN DEBT LLC Plaintiff, vs. THE ECO HOME COMPANY LLC A FLORIDA LIMITED LIABILITY COMPANY; NRN INVESTMENTS

POINCIANA VILLAGES, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II, Defendants. Notice is hereby given that, pursuant to a Final Judgment of Foreclosure en-

LLC: ASSOCIATION OF

tered in the above-styled cause, in the Circuit Court of Polk County, Florida, the Clerk will sell the property situated in Polk County, Florida, described as: AS TO COUNTS I AND II

(2385 Pecos Ln, Poinciana, FL 34759)

Lot 4, Block 3115, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida.

AS TO COUNTS III AND IV (2391 Pecos Ln, Poinciana, FL 34759)

Lot 5, Block 3115, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof, as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida. AS TO COUNTS V AND VI (2457 Pecos Ln, Poinciana, FL 34759)

Lot 4, Block 3113, Poinciana Neighborhood 6, Village 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida. AS TO COUNTS VII and VIII (2463 Pecos Ln, Poinciana, FL

Lot 3, Block 3113, POINCIANA NEIGHBORHOOD 6, VIL-LAGE 7, according to the map or plat thereof as recorded in Plat Book 61, Page 29, Public Records of Polk County, Florida.

at public sale, to the highest and best bidder, for cash, bidding will begin at 11:00 o'clock a.m. on the 10th day of February, 2022, at www.polk.realforeclose.com.

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 WITHIN 60 DAYS AFTER THE SALE PER SEC-TION 45.031, FLORIDA STATUTES.

"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 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." August J. Stanton, III Florida Bar No.: 0976113 GASDICK STANTON EARLY, P.A. 1601 W. Colonial Drive Orlando, Florida 32804 Ph. (407) 423-5203; Fax (407) 425-4105 E-mail: pleadings@gse-law.com Attorneys for Plaintiff

SECOND INSERTION

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

CASE NO.: 2019CA-005070-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.

JOSEPH GONZALEZ; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 7th day of January 2022, and entered in Case No. 2019CA-005070-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORATION is the Plaintiff and JOSEPH GONZALEZ; and UNKNOWN TENANT N/K/A MARY BOULDIN IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com at, 10:00 AM on the 10th day of February 2022, the following described property as set forth in said Final Judgment, to wit:

LOT 13, BLOCK 1, FORTUNA ADDITION TO LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 2, PAGE(S) 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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

22-00066K

January 21, 28, 2022

If you are a person with a disability who needs any accommodation in or-der 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 18th day of January, 2022.

By: /s/Corey Lewis Corey Lewis, Esq. Bar Number: 72580 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com 19-04045 January 21, 28, 2022 22-00083K

SECOND INSERTION

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

532019CA003277000000 UNITED STATES OF AMERICA ACTING THROUGH RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS,

TRUSTEES, AND CREDITORS OF CATHY L HUGGINS A/K/A CATHY LEE HUGGINS, DECEASED: RAYMOND HAROLD HUGGINS: STEVE EDWARD HUGGINS; DWAYNE S HUGGINS A/K/A DWAYNE SCOTT HUGGINS: BRIAN HUGGINS A/K/A BRIAN L. HUGGINS A/K/A BRIAN LEE HUGGINS: UNKNOWN TENANT 1; UNKNOWN TENANT 2; MELANIE C HUGGINS: WILLIAM E MORRIS: POLK COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on December 17, 2021, 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

THEREOF RECORDED IN PLAT BOOK 72, PAGE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 2250 LEMON DR, LAKE WALES, FL 33898-7051 at public sale, to the highest and best

bidder, for cash, online at www.polk. realforeclose.com, on February 15, 2022 beginning at 10:00 AM. Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability

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

Dated at St. Petersburg, Florida this 17th day of January, 2022. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff Isabel López Rivera FL Bar: 1015906 1000004338 January 21, 28, 2022 22-00080K

E-mail your Legal Notice legal@businessobserverfl.com

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PUBLIC NOTICES

An American Tradition

Public notice is an important tool in assuring an informed citizenry. Notices are mandated by legislatures to make sure there is a public window into the activities of governments, officers of the court and others holding a public trust. There are four key elements to a valid public notice. It should be executed by an entity outside the one mandated to provide notice, so proper checks and balances are in place.

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements:

- Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.
- Archivable: A public notice is archived in a secure and publicly available format.
- Accessible: A public notice is capable of being accessed by all segments of society.
- Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

Types of Public Notices

There are three standard types:
• Citizen participation notices
inform the public about proposed government action and allow the public

time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

relate to government contracts and purchases. Notices of contract bids allow citizens to ensure that the government is operating in accordance with principles of equal opportunity and is acting responsibly in spending taxpayer money.

• Court notices are required of many non-governmental entities that

use public powers or institutions in some way. Examples include notices of home mortgage foreclosures, which can provide a public alert of widespread credit problems, fraud in underwriting and a basis for analyses of housing trends.

This notice allows the public to object to an appointment based on any conflict of interest.

The history of public notices

Public notices existed long before the emergence of newspapers. The concept itself began when early civilizations posted notices in public squares. This crude method was eventually refined with the publication of the first English language newspaper in 1665 — a court newspaper called the Oxford Gazette. After being renamed The London Gazette, this official newspaper carried notices from the King's Court, London

officials and outlying regions.

The American system is modeled after the British system. State governments published public notices before America's founding, and the newly-created federal government followed suit. In 1789, the Acts of the First Congress required the Secretary of State to publish all bills, orders, resolutions and congressional votes in at least three publicly available newspapers.

An important premise both in federal

and local governments of the United States, as well as in many republics around the world, is that information about government activities must be accessible for the electorate to make well-informed decisions.

Public notices in newspapers still provide this accessibility to citizens who want to know more about government activities. Public notice laws serve to outline the most effective method of reaching the public.

Public notice supports due process

Public notices are integral to democratic governance and stem from the right to "due process of law" guaranteed by the federal and state constitutions. Due process of law protects Americans' rights from arbitrary or wrongful violations. This concept has two parts: substantive due process and procedural due process.

Substantive due process refers to the

types of rights that are protected. Procedural due process refers to the means of protecting those rights.

Substantive due process ensures that certain basic rights are not violated, while procedural due process may require suitable notice and a hearing before a government or court-appointed body can act in a way that may affect those basic rights.

Public notices play a vital role in

substantive and procedural due process because they provide a window into government actions and also afford notice to citizens of actions about to take place so they may exercise their constitutional right to be heard. Notification not only informs the individual or entity most directly affected, but it also informs the public, which has an interest in knowing how public powers are being used.

THE RISKS OF NOTICES ONLY ON THE INTERNET

Although it has been part of American society for a quarter-century as a network for scholars and government agencies, the Internet has been widely used by citizens for about 15 years.

Because of its structure with computer clients and servers, information packets and open-network codes, the Internet remains vulnerable and sometimes unstable. Power surges, corrupted software and downed servers can disrupt access. Government agencies cannot ensure that information located on a server is secure.

Even a highly technological site like that of the Pentagon's has been affected. In June 2007, the Pentagon was forced to take about 1,500 computers off-line because of a cyberattack. Then-Defense Department Secretary Robert Gates stated that the Pentagon sees hundreds of attacks every day.

Public notices guard our constitutional right to due process of law by informing citizens of government action and providing proof of publication via notarized affidavits of publication. Unlike the time-tested and trusted local newspapers that citizens have come to rely on for public notices, the Internet is an unstable medium for information. While it is valuable tool in disseminating information, it has not yet reached a level of sophistication and technological stability that would justify its supplanting newspapers as the primary venue for public notices.

It is still uncertain how a "Net" affidavit could show proof of a public notice publication when constant technological change makes any attempt at archiving and accessing such a document online for any significant time dubious.

No less problematic for the Internet is its reach. Those who live in rural areas where broadband does not exist and others who simply cannot afford the Internet cannot access web public notices. In situations where foreclosures are on the rise due, in part, to predatory mortgage lending, more, not less, access to public notices is needed to better inform citizens about their rights and their choices.

It is difficult to justify, then, moving public notices from newspapers only to public-notice Web sites administered either by already over-burdened state governments or by third-party vendors who lack the experience and long-term viability newspapers have proven in publishing notices.

So far in the Internet age, newspapers remain the most trusted and primary method for providing citizens access to public notices.

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapers remain the primary source for publishing public notices.

Upholding the public's right to know is essential to our country's way of life. Our government governs with the consent of the people, and this consent must be informed. Local newspapers keep the public informed about the inner workings of their respective state and local governments, thereby allowing citizens to participate more fully in the democratic process. Without this participation, the potential for misguided policies increases.

Newspaper tradition

Newspapers allow the government to notify the public of government actions. The government has a fundamental responsibility to ensure adequate notification to the public of its actions. Therefore, the government has a duty to make sure the methods used in satisfying this responsibility are the most effective.

Newspapers provide neutrality from government and credible distance from political pressures or partisan disagreements. Local and community newspapers serve as third-party reporters to the public, publishing information that can be beneficial or sometimes detrimental to the government's public image. They provide an environment for notices that the

public traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper.

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of ever-more sophisticated government Web sites, the potential for mishandling is great.

On the other hand, public notices in independent newspapers increase government transparency by opening up the decision-making process to the public's eyes. Without this oversight, local governments could enact controversial policies without input from the public.

Newspapers serve as effective monitors of governments and ensure that they publish information as required by law. Public notices are typically required by a statute or a regulation. The independent press can provide a valuable civic role by helping to monitor that the notices were published when required. If governments were responsible for publishing their own notices, no neutral and independent entity would have the incentive and the means to track public-notice publication.

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for

providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public

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business. Furthermore, the vast majority of these notices arrive at citizens' homes in a context that compels readership (amid local news, sports features and other content).

Another reason for the effectiveness of newspapers is that newspapers provide valid evidence of readership.

Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

The newspaper as paper of record is an important factor in the public policy of notices. Government Web sites cannot provide a secure archival history the way newspapers can. Electronic records lack permanence and can easily be intentionally or accidentally erased. Even the Library of Congress has recognized this shortcoming and has embarked upon a major project to attempt to archive digital records that are in danger of being "forever lost" due to Internet impermanence.

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, ac-

cessible, archivable notices. While Internet web

While Internet web pages pose serious archiving challenges, newspapers, on the other hand, become historical documents. They are oriented and published with a date on every page. They cannot be deceptively altered after printing as a web page could. Historians, judges, lawyers, genealogists and researchers, to name only a few, use newspapers and public notices in particular as sources for records.

Newspaper notices protect due process

Procedural due process, as granted by the U.S. Constitution and interpreted

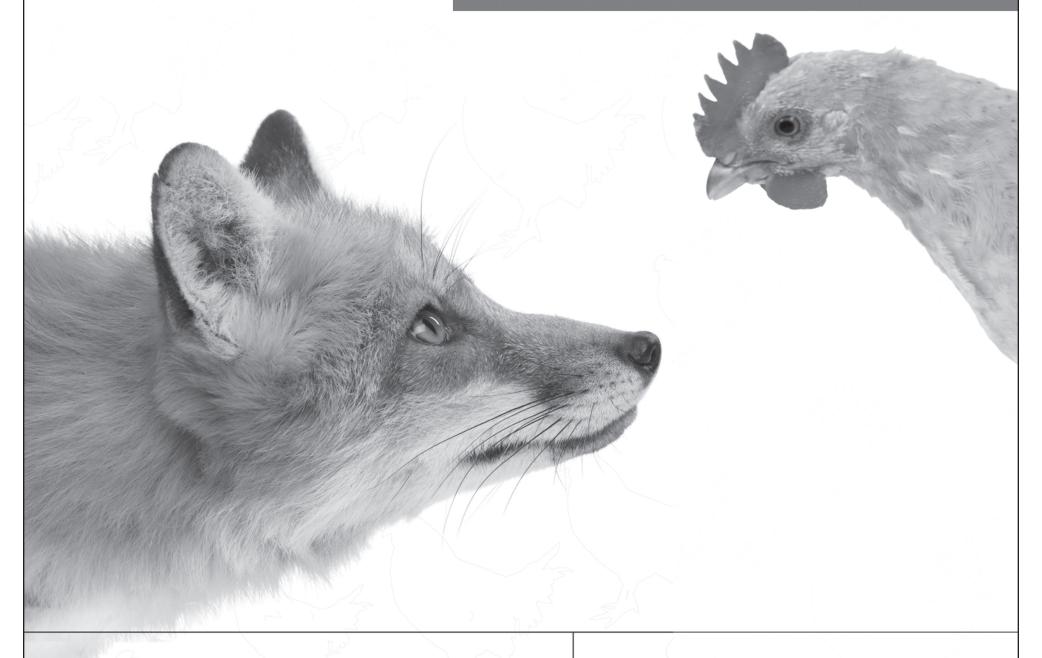
by courts, generally requires an individual to receive notice and a hearing before he or she is deprived of certain rights or property. For example, before a person's home is sold by a county sheriff at a foreclosure sale, he or she must receive notice of the foreclosure sale and an opportunity to save the house from foreclosure. If the owner does not receive the notice, he may challenge the sale in court. The court may then void the sale or prevent the sale from happening to protect due process.

Newspapers are generally paid to run public notices, which recognizes that their publication creates a cost in paper, ink and delivery.

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.

This is like putting the fox in charge of the hen house.



Keep Public Notices in Newspapers

