# Public Notices



APRIL 10 - APRIL 16, 2020

## POLK COUNTY LEGAL NOTICES

FIRST INSERTION

45.031.

#### 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 Lakeside Hills Newsletter located at 518 Pine Ridge Dr, in the County of Polk, in the City of Lakeland, Florida 33809 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 1st day of April, 2020. Jayne Schwartz

April 10, 2020

20-00596K

#### FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that ROBERT B VAN HORN, owner, desiring to engage in business under the fictitious name of ROB'S MARINE RESTORATION located at 1426 RIDGEGREEN LOOP N, LAKELAND, FL 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 20-00600K

April 10, 2020

#### FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that JESSICA J GALVAN, owner, desiring to engage in business under the fictitious name of J J CLEANING located at 1524SANFORD ST, LAKE WALES, FL 33859 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

April 10, 2020 20-00598K

## FIRST INSERTION

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

File No. 20-CP-305 IN RE: ESTATE OF JULIO HERMINO RAMOS BUENO,

**Deceased.**The administration of the estate of JULIO HERMINO RAMOS BUENO, deceased, whose date of death was July 10, 2019, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is: April 10, 2020.

#### NIEVES RAMOS Personal Representative 5327 Oakway Drive

Lakeland, FL 33805 Robert D. Hines, Esq.
Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines P.I. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com irivera@hnh-law.com

April 10, 17, 2020

### 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 Red's Transmission and General Repair located at 3533 mount tabor road, in the County of Polk, in the City of lakeland, Florida 33810 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at lakeland, Florida, this 1st day of April, 2020. ASHLEY&RED INC.

April 10, 2020 20-00597K

## FIRST INSERTION

FICTITIOUS NAME NOTICE Notice is hereby given that ARTHUR C NESMITH, owner, desiring to engage in business under the fictitious name of MOBILE WELDING AND FABRICATION located at 131 FULTON GREEN RD., LAKELAND, FL 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. 20-00599K April 10, 2020

#### FIRST INSERTION

NOTICE UNDER

FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of TPM Consulting, located at 6928 Eagle Ridge Blvd, in the City of Lakeland, County of Polk, State of FL, 33813, intends to register the said name with the Division of Corporations of the Florida Department of State,

Tallahassee, Florida. Dated this 6 of April, 2020. Timothy P. Milcich 6928 Eagle Ridge Blvd Lakeland, FL 33813 April 10, 2020

20-00603K

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2020CP-557 **Division Probate** IN RE: ESTATE OF EDGAR ROBERT MCANALLY Deceased.

The administration of the estate of Edgar Robert McAnally, deceased, whose date of death was October 15, 2019, 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.

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 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 April 10, 2020.

#### Personal Representative: Edgar Robert McAnally. Jr.

26 Holly Tree Drive Estill Springs, Tennessee 37330 Attorney for Personal Representative: Daniel Medina, B.C.S. Florida Bar Number: 0027553 402 S. Kentucky Ave, Suite 660 Telephone: (863) 682-9730

Fax: (863) 616-9754 E-Mail: dan@medinapa.com 20-00595K April 10, 17, 2020



NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2020CA000089000000 THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES

Plaintiff, vs.
BETTY JEAN HILL A/K/A BETTY BROWN, et al.

**Defendants.**To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UN-DER, AND AGAINST THE ESTATE OF WILBERT BROWN, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES.

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION

CASE NO. 2019CA003011000000 PHH MORTGAGE CORPORATION,

Plaintiff, vs.
JONATHAN WILLIAMS JR. A/K/A

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dat-

ed February 21, 2020, and entered in

2019CA003011000000 of the Circuit

Court of the TENTH Judicial Circuit in

and for Polk County, Florida, wherein

PHH MORTGAGE CORPORATION is the Plaintiff and JONATHAN WIL-

LIAMS JR. A/K/A JONATHAN WIL-

LIAMS: UNITED STATES OF AMER-

ICA, ACTING ON BEHALF OF THE

SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). Stacy M. Butterfield as

the Clerk of the Circuit Court will sell to

the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00

AM, on June 19, 2020, the following

described property as set forth in said

LOT 24, RIDGE MEADOWS.

ACCORDING TO THE MAP OR PLAT THEREOF AS RE-

CORDED IN PLAT BOOK 75,

PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. TOGETHER WITH

THAT CERTAIN 2008 DOU-

BLE-WIDE MOBILE HOME

CONTAINING VIN#'S DSD4A-

Final Judgment, to wit:

JONATHAN WILLIAMS, et al.

Defendant(s).

HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS UNKNOWN SPOUSE OF BOB

1450 POWHATAN COURT, LAKE-WAYNE BROWN 1450 POWHATAN COURT, LAKE-

UNKNOWN SPOUSE OF WAYNE **BROWN** 

C/O REGISTERED AGENT SOLU-TIONS INC., REGISTERED AGENT 155 OFFICE PLAZA DRIVE, STE A, TALLAHASSEE, FL 32301

YOU ARE HEREBY NOTIFIED that

BROWN 1450 POWHATAN COURT, LAKE-LAND, FL 33805 BOB BROWN

LAND, FL 33805

1450 POWHATAN COURT, LAKE-LAND, FL 33805 ERIN CAPITAL MANAGEMENT LLC

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

an action to foreclose Mortgage cover-

L51677A, AND DSD4AL51677B

Property Address: 11202 COUN-

TRY HAVEN DR, LAKELAND,

FL 33809 Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim in accor-

dance with Florida Statutes, Section

AMERICANS WITH DISABILITIES

ACT. 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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice impaired, call 711.

Dated this 26 day of March, 2020.

ROBERTSON, ANSCHUTZ & SCHNEID, P.L.

6409 Congress Ave., Suite 100 Boca Raton, FL 33487

Service Email: mail@rasflaw.com

Telephone: 561-241-6901

Facsimile: 561-997-6909

By: \S\Nicole Ramjattan

Nicole Ramjattan, Esquire Florida Bar No. 89204

Communication Email:

nramjattan@rasflaw.com 19-356778 - MaS

April 10, 17, 2020

Attorney for Plaintiff

IMPORTANT

#### FIRST INSERTION

ing the following real and personal property described as follows, to-wit:

LOT 40, BLOCK "B", MAP OF C.W. PALMORE'S RIDGECREST ADDITION, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 41, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA has been filed against you and you are required to file a copy of your written defenses, if any, to it on Kristina Nubaryan Girard, McCalla Raymer Leibert Pierce, LLC, 225 E. Robinson St. Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before April 20, 2020 or thirty (30) days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 13 day of March, 2020. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

As Clerk of the Court BY: /s/ Yessenia Perez Deputy Clerk MCCALLA RAYMER

LEIBERT PIERCE, LLC 225 E. Robinson St. Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

20-00593K

## April 10, 17, 2020

## FIRST INSERTION

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

Case No. 2017CA002627000000 Division 15

MTGLQ INVESTORS, LP Plaintiff, vs. DEBORAH F. MORGAN, OAKBRIDGE OWNER'S ASSOCIATION NO. TWO, INC., GRASSLANDS GOLF & COUNTRY CLUB, INC., TIMOTHY I. MORGAN A/K/A TIMOTHY IVAN MORGAN, SUNTRUST BANK, BANKERS INSURANCE COMPANY, GRAYBAR ELECTRIC COMPANY, INC. F/K/A GRAYBAR FINANCIAL SERVICES, INC., UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, WESTFIELD INSURANCE COMPANY, AND UNKNOWN TENANTS/OWNERS.

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 3, 2018, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 18, BELLERIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 114, PAGES 5 AND 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. and commonly known as: 2728 BEL-

LERIVE DR, LAKELAND, FL 33803; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk. realforeclose.com on MAY 27, 2020 to the highest bidder for cash after giving notice as required by Section 45.031

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

AMERICANS WITH 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.

Stacy M. Butterfield By: Stacy M. Butterfield

20-00591K

Attorney for Plaintiff Stacey-Ann Saint-Hubert (813) 229-0900 x1523 Kass Shuler, P.A. 1505 N. Florida Ave Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 2017CA002627000000 245204/1702319/JRR

April 10, 17, 2020

## FIRST INSERTION

20-00592K

NOTICE OF RULEMAKING REGARDING THE AMENDED AND RESTATED RULES OF PROCEDURE OF THE TOWNE PARK COMMUNITY DEVELOPMENT DISTRICT DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19

Notice is hereby given that the Board of Supervisors ("Board") of the Towne Park Community Development District ("District") will conduct a public hearing on May 14, 2020 at 11:00 a.m. to consider adoption of its proposed Amended and Restated Rules of Procedure. Also on May 14, 2020 at 11:00 a.m., the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

It is anticipated that, due to the current COVID-19 public health emergency, the public hearing and Board meeting will be conducted by telephonic or video conferencing communications media technology pursuant to Executive Orders 20-52 and 20-69 issued by Governor DeSantis on March 9, 2020, and March 20, 2020, respectively, and pursuant to Section 120.54(5) (b)2., Florida Statutes. Anyone wishing to access and participate in the Board meeting and/or public hearing should refer to the District's website http://towneparkcdd.com or contact the District Manager in advance at gaarlandtj@pfm.com beginning seven (7) days in advance of the meeting to obtain access information. If held via telephonic or video conferencing communications media technology, the meeting will be held for the necessary public purpose of considering the adoption of the Amended and Restated Rules of Procedure of the District, and the Board is authorized to consider any other business that may properly come before it. If conditions allow the meeting and public hearing to occur in person, the meeting and hearings will be held at 11:00 a.m. at the offices of Highland Homes located at 3020

S. Florida Ave. Suite 101, Lakeland, Florida 33803. Information about how the meeting and hearings will occur, assistance connecting to the meeting and hearing or arranging further accommodations for participation, and an electronic copy of the agenda may be obtained by contacting the District Manager at (407) 723-5900, or by emailing gaarlandtj@pfm.com.

While it may be necessary to hold the above referenced public hearing and meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-844-621-3956, Participant Code: 791 375 709#. Participants are strongly encouraged to submit questions and comments to the District Manager at gaarlandtj@pfm.com by April 30, 2020 by 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 407-723-5900 by the same time noted above. Anyone needing a physical location where access can be provided should contact the District Manager in advance at (407) 723-5900.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on March 27, 2020.

The Amended and Restated Rules

of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2019). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2019).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes. must do so in writing within twenty one (21) days after publication of this notice

to the District Manager's Office. An electronic copy of the proposed Amended and Restated Rules of Procedure and agenda may be obtained by contacting the District Manager at (407) 723-5900 or gaarlandtj@pfm. com, ("District Manager's Office") during normal business hours or on the District's website http://towneparkcdd. com. The public hearing and meeting are open to the public and will be conducted in accordance with the pro-

visions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at such meeting without additional notice.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations in order to access and participate in the meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (48) hours prior to the meeting If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Of-

As indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

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

Development District Jane Gaarlandt, District Manager 20-00611K April 10, 2020

HOW TO PUBLISH YOUR

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2020CP-764 **Division Probate** IN RE: ESTATE OF DUWAYNE EARL CARLSON

Deceased. The administration of the estate of DuWavne Earl Carlson, deceased, whose date of death was February 5, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 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 NOTICE.

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

NOTWITHSTANDING 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 April 10, 2020.

#### Personal Representative: Michael Carlson

2816 Rebecca Drive Tallahassee, Florida 32312 Attorney for Personal Representative: Daniel Medina, B.C.S. Attorney for Petitioner Florida Bar Number: 0027553 402 S. Kentucky Ave, Suite 660 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com April 10, 17, 2020 20-00610K

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2020-CP-000831 IN RE: ESTATE OF

# SHAUNTE JASET CHAMBERS

**Deceased.**The administration of the estate of Shaunte Jaset Chambers, deceased, whose date of death was January 9, 2020, 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

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

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

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

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 April 10, 2020.

**Personal Representative:** /s/ Jasset Cole Thompson Jasset Cole Thompson 409 Albatross Court

Poinciana, FL 34759

Attorney for Personal Representative: /s/ Bradley J. Busbin Bradley J. Busbin, Esquire Florida Bar No. 0127504 Busbin Law Firm, P.A. 2295 S. Hiawassee Rd., Ste. 207 Orlando, FL 32835 Email: Brad@BusbinLaw.com Telephone: (407) 955-4595 Fax: (407) 627-0318 April 10, 17, 2020 20-00594K

### FIRST INSERTION

LL THAT CERTAIN LAND SITUATE IN POLK COUNTY STATE OF FLORIDA, VIZ S-8 & MH THE SOUTH 104.0 FEET OF THE NORTH 892.0 FEET OF THE WEST 385.0 FEET OF THE EAST 405.0 FEET OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUAR-TER OF SECTION 35, TOWN-SHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH A 1994 CATA MOBILE HOME VIN #: 3549 TITLE #: 47019515 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-DRIDGE | PITE, LLP, Plaintiff's attorney, at 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445, on or before 4-30-2020, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated on 3/27, 2020.

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By: Gwen Barnett As Deputy Clerk ALDRIDGE | PITE, LLP,

Plaintiff's attorney, 1615 South Congress Avenue, Suite 200, Delray Beach, FL 33445 1133-2129B

April 10, 17, 2020 20-00602K

#### FIRST INSERTION

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 53-2019-CA-001845

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF

STANWICH MORTGAGE LOAN

BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,

CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING

AN INTEREST BY, THROUGH,

UNDER, OR AGAINST THE ESTATE OF MARIA R. ALFARO

A/K/A MARIA ROSA ALFARO

ORELLANA, DECEASED; et al.,

Last Known Residence: 1460 Souza Street, Orange Cove, CA 93646

to foreclose a mortgage on the following

property in Polk County, Florida:

YOU ARE NOTIFIED that an action

TO: Jose Ricardo Orellana

TRUST A, Plaintiff, VS.

Defendant(s).

UNKNOWN HEIRS

ASSIGNEE, LIENORS,

CIVIL ACTION

CASE NO.: 53-2019-CA-000594 LAKEVIEW LOAN SERVICING,

Plaintiff vs FREDERICK R. TERRELL, III A/K/A FREDERICK RAY TERRELL, III, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 13, 2020, and entered in Case No. 53-2019-CA-000594 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County. Florida in which Lakeview Loan Servicing, LLC. , is the Plaintiff and Frederick R. Terrell, III a/k/a Frederick Ray Terrell, III, Tesa C. Terrell, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www. polk.realforeclose.com, Polk County, Florida at 10:00am EST on the May 13. 2020 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4, BLOCK A, JENNY ACRES, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 71, PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA LESS AND EXCEPT: COMMENCE AT A POINT 04.26 FEET SOUTH AND

NORTHWEST CORNER OF

TION 19, TOWNSHIP 30 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 46 MINUTES 31 SECONDS WEST ON AN AS-SUMED BEARING ALONG NORTH LINE OF SAID SECTION 19, A DISTANCE OF 54.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 23 SECONDS WEST, 40.00 FEET TO THE POINT OF BEGIN-NING; THENCE CONTINUE SOUTH 00 DEGREES 08 MIN-UTES 23 SECONDS WEST 663.67 FEET TO THE NORTH LINE OF LOT 5 OF JENNY ACRES; THENCE NORTH 89 DEGREES 36 MINUTES 13 SECONDS WEST, 338.13 FEET ALONG SAID NORTH LINE: THENCE NORTH 00 DEGREES 08 MINUTES SECONDS EAST, 237.05 ET; THENCE SOUTH FEET; THENCE SOUTH 80 DEGREES 46 MINUTES 31 SECONDS EAST, 230.20 FEET; THENCE NORTH 00

THENCE SOUTH 89 DE-GREES 46 MINUTES 31 SEC-1085.13 FEET EAST OF THE

THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SEC-NENT FIXTURE AND AP-PURTENANCE THERETO. DESCRIBED AS A DOUBLE-WIDE 2000 NERU MOBILE HOME BEARING TITLE NUMBERS 81506280 AND 81506302; VIN NUMBERS FLHMBC146846035A AND FLHMBC146846035B. A/K/A 8212 DOGYARD ROAD, LAKE WALES, FL. 33898

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

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

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

Dated this 11 day of March, 2020

Florida Bar #106621 Justin Ritchie, Esq. /18-033014 April 10, 17, 2020

20-00605K

## FIRST INSERTION

DEGREES 08 MINUTES 23

SECONDS EAST, 425.60 FEET;

ONDS EAST, 108.00 FEET TO

THE POINT OF BEGINNING

SUBJECT TO A 30.00 ROAD

EASEMENT ALONG WEST-

TOGETHER WITH A MO-

BILE HOME LOCATED THEREON AS A PERMA-

ERLY SIDE.

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2018CA002790000000

WELLS FARGO BANK, NA, Plaintiff, VS. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; CARMEL FINANCIAL CORP; WILLIAM S. RIDLEY; LINDA P. RIDLEY; UNKNOWN TENANT 1 N/K/A WILLIAM WALTER; UNKNOWN TENANT 2 N/K/A JANET "SUE" KOONTZ; JANET "SUE" KOONTZ AS PERSONAL REPRESENTATIVE OF THE ESTATE OF; JANET KOONTZ; MICHAEL LEE KOONTZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES HEIRS DEVISEES

**GRANTEES, OR OTHER** CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 27, 2019 in Civil Case No. 2018CA002790000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK NA is the Plaintiff and IIN-KNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE GRANTEES,; CARMEL FINANCIAL CORP; WILLIAM S. RIDLEY; LIN-DA P. RIDLEY; UNKNOWN TEN-ANT 1 N/K/A WILLIAM WALTER; UNKNOWN TENANT 2 N/K/A JANET "SUE" KOONTZ; JANET "SUE" KOONTZ AS PERSONAL REPRESENTATIVE OF THE ES-TATE OF; JANET KOONTZ; MI-CHAEL LEE KOONTZ; 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 UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUS-ES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS 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 May 6, 2020 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: THE LAND REFERRED TO IN

THIS REPORT IS SITUATED

IN THE STATE OF FLORIDA,

COUNTY OF POLK CITY OF LAKELAND, AND DE-SCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LOT 7, OF WEST END FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLOR-IDA; SAID PROPERTY RE-ING LOCATED IN SECTION 23, TOWNSHIP 28 SOUTH, RANGE 23 EAST, THENCE SOUTH 89 DEGREES 55 MIN-UTES EAST A DISTANCE OF 40 FEET FOR POINT OF BE-GINNING OF THIS DESCRIP-TION; THENCE SOUTH 0 DEGREES 12 MINUTES 20 SECONDS EAST A DISTANCE OF 316.17 FEET; THENCE SOUTH 89 DEGREES 55 MIN-UTES EAST A DISTANCE OF 290.76 FEET; THENCE NORTH 0 DEGREES 12 MIN-UTES 29 SECONDS EAST A DISTANCE OF 316.01 FEET; THENCE NORTH 89 DE-GREES 56 MINUTES 20 SEC-ONDS WEST A DISTANCE OF

SCRIPTION. COMMENCING AT NORTHWEST CORNER OF LOT 7, OF WEST END FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 32, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN SOUTH 89 DEGREES 55 MINUTES EAST, ALONG THE NORTH BOUNDARY OF LOT

290.75 FEET TO THE POINT

OF BEGINNING OF THIS DE-

7,330.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DE-GREES 55 MINUTES EAST 100.0 FEET; THENCE SOUTH O DEGREES 12 MINUTES 29 SECONDS EAST, 240.00 FEET; THENCE NORTH 89 DE-GREES 55 MINUTES WEST, 100.0 FEET; THENCE NORTH 0 DEGREES 12 MINUTES 29 SECONDS WEST, 240.0 FEET TO THE POINT OF BEGIN-

TAX/PARCEL NO. 23-28-23-095500-000702 ALSO KNOWN AS: 904 S WABASH AVE, LAKELAND, FLORIDA 33815

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

IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this 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 2 day of April, 2020. ALDRIDGE PITE, LLP Attorney for Plaintiff  $1615 \; South \; Congress \; Avenue$ Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2020-04-02 12:55:13 Zachary Y. Ullman Esq FBN: 106751 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1113-1903B

April 10, 17, 2020

20-00590K

## FIRST INSERTION

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

CASE NO.: 2019-CC-006710 LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION.

Plaintiff, vs ISRAEL RIVERA and UNKNOWN PARTIES IN POSSESSION, Defendants. TO: Israel Rivera

2210 Blue Highlands Drive Lakeland, FL 33811 Unknown Parties In Possession 2210 Blue Highlands Drive

Lakeland, FL 33811
YOU ARE NOTIFIED that an action to foreclose a lien against the following property in Polk County, Florida:

Lot 135, LAKES AT LAU-REL HIGHLANDS PHASE 1D, according to the plat as recorded in Plat Book 164, Pages 33 through 36, 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 LAURA M. COOPER, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 140 WESTMONTE DR., SUITE 203, ALTAMONTE SPRINGS, FL. 32714. within thirty (30) days after the first publication of this notice May 11, 2020 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 Lien Foreclosure 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.

DATED on APR 03 2020. STACY M. BUTTERFIELD Clerk of the Circuit and County Court By: /s/ Asuncion Nieves as Deputy Clerk LAURA M. COOPER, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 140 N. WESTMONTE DR., SUITE 203, ALTAMONTE SPRINGS, FL 32714 April 10, 17, 2020 20-00607K

#### FIRST INSERTION

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

CASE NO.: 2019CA001128000000 WELLS FARGO BANK, N.A., Plaintiff, VS.

LOUVERN C. BURD A/K/A LOUVERN BURD; et al Defendant(s). NOTICE IS HEREBY GIVEN that

sale will be made pursuant to an Order Resetting Sale entered on March 12, 2020 in Civil Case No. 2019CA001128000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and LOUVERN C. BURD A/K/A LOUVERN BURD; 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 May 11, 2020 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 12 AND THE WEST 25 FEET OF LOT 13, BLOCK 6, MAP OF WINTER HAVEN HEIGHTS AS SHOWN BY MAP OR PLAT THEREOF RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA IN PLAT BOOK 1, PAGE 69.

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

IMPORTANT
AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this 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 6 day of April, 2020. ALDRIDGE PITÉ, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445  $\,$ Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2020-04-06 12:10:33 By: Zachary Y. Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1113-13829B

April 10, 17, 2020 20-00604K

## FIRST INSERTION

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

CASE NO.: 2018CA003580000000 WELLS FARGO BANK, N.A., Plaintiff, VS. SUSAN PELLETIER A/K/A SUSAN PELLETIER HAMEL; FRANCOIS HAMEL; MICHAEL G. DONNELLAN; THE PELLETIER AND HAMEL FAMILY TRUST; CITY OF AUBURNDALE, FLORIDA; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS Defendant(s)

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on February 12, 2020 in Civil Case No. 2018CA003580000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, WELLS FARGO BANK, N.A. is the Plaintiff, and SUSAN PELLE-TIER A/K/A SUSAN PELLETIER HAMEL; FRANCOIS HAMEL; MI-CHAEL G. DONNELLAN; THE PELLETIER AND HAMEL FAMILY TRUST; CITY OF AUBURNDALE, FLORIDA; ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH LINDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL 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 May 12, 2020 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment,

ALL THAT CERTAIN PROP-ERTY SITUATED IN THE CITY OF AUBURNDALE IN THE COUNTY OF POLK AND STATE OF FLORIDA AND BE-ING DESCRIBED IN A DEED DATED 03/10/2005 AND RECORDED 12/20/2005 IN BOOK 6552 PAGE 957 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFER-ENCED AS FOLLOWS: LOT 14, BLOCK 16, SUBDIVISION AUBURNDALE HEIGHTS, PLAT BOOK 2, PLAT PAGE 13. PARCEL ID NUMBER: 2528113365000.

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 7 day of April, 2020. ALDRIDGE PITE, LLP Attorney for Plaintiff 1615 South Congress Avenue Suite 200 Delray Beach, FL 33445 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2020-04-06 16:12:05 By: Zachary Y Ullman Esq FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1252-778B April 10, 17, 2020

20-00608K

### FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2018-CA-003329

LAKESHORE CLUB OF POLK **COUNTY HOMEOWNERS** ASSOCIATION, INC., Plaintiff, vs. HERIBERTO SANCHEZ FELICIANO and LUZ C.

BETANCOURT OLIVO.

Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated March 17, 2020, in Case No.: 2018-CA-003329 of the Circuit Court in and for Polk County, Florida, in which LAKE-SHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HERIBERTO SANCHEZ FELICIANO and LUZ C. BETANCOURT OLIVO are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash online https://www.polk.realforeclose.com at 10:00 a.m., on May 1, 2020, the following described property set forth in the Order of Final Judgment:

Lot 142, LAKESHORE CLUB, according to the Plat Thereof, as recorded in Plat Book 111, Page 16, 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 owners as of the date of the lis pendens must file a claim within 60 days after the sale.

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

DATED: April 7, 2020 By: /s/ Laura M. Cooper, Esquire Laura M. Cooper Esquire Florida Bar No.: 10277 ARIAS BOSINGER, PLLC 140 North Westmonte Drive, Suite 203 Altamonte Springs, FL 32714 (407) 636-2549 April 10, 17, 2020 20-00609K

## FIRST INSERTION

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

CASE NO.: 2019-CC-005325 NHC-FL205, LLC d/b/a Kings Manor Manufactured Home Community, Plaintiff, vs. AUDREY LEE FORTEZA,

Defendant. TO: Audrey Lee Forteza And All Unknown Beneficiaries, Successors, Assigns And Devisees of Audrey Forteza

1500 West Highland Street Lot No. 45

Lakeland, Florida 33815

YOU ARE NOTIFIED that an action to collect and foreclose a Claim of Lien as to the personal property described

That certain 1989 CRES mobile home bearing vehicle identification numbers 14604378A and  $14604378\mathrm{B}$  located at 1500 West Highland Street, Lot No. 45, Lakeland, Florida 33815

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

If you are a person with a disability who needs any accommodation in 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. WITNESS Stacy M. Butterfield, as Clerk of the Circuit and County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: 3/31/20 STACY M. BUTTERFIELD, Clerk of the Circuit and County Court (SEAL) By: Becky Hogan

Deputy Clerk Brian C. Chase, Esq., Plaintiff's attorney, 3902 N. Marguerite Street, Tampa, Florida 33603 April 10, 17, 2020 20-00601K

## SUBSEQUENT INSERTIONS

#### SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2016-CA-003045 WELLS FARGO BANK, N.A., SUCCESSOR BY MERGER TO WELLS FARGO HOME  ${\bf MORTGAGE, INC.}$ Plaintiff, v. THE UNKNOWN HEIRS,

GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF CLAIRE ALVANOS, DECEASED; SHIRLEY WATTS; UNKNOWN TENANT 1; UNKNOWN TENANT 2; AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE NAMED DEFENDANT(S), WHO (IS/ARE) NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES CLAIM AS HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, SPOUSES, OR OTHER CLAIMANTS; CITY OF LAKELAND, FLORIDA, A MUNICIPAL CORPORATION; JAMES M. REYNOLDS; LAWRENCE P. REYNOLDS; WELLS FARGO BANK, N.A.

Defendants. Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on March 14, 2017, 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:

BEGINNING 1078 FEET EAST OF THE SOUTHWEST COR-NER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 28 SOUTH, RANGE 24 EAST; RUN NORTH 140 FEET TO THE BEGINNING OF THIS TRACT, THENCE SOUTH 100 FEET; THENCE NORTH-WESTERLY 169.81 FEET TO CURVE HAVING RADIUS OF 55 FEET; THENCE AROUND CURVE TO LEFT IN NORTH-WESTERLY DIRECTION 43.32 FEET; THENCE IN SOUTH-EASTERLY DIRECTION EASTERLY DIRECTION 138.84 FEET TO POINT OF BE-GINNING.

BEGIN AT THE SOUTHWEST CORNER OF THE NORTH-

HOW TO

**PUBLISH YOUR** 

NOTICE:

IN THE

BUSINESS OBSERVER

EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN-SHIP 28 SOUTH, RANGE 24 EAST, RUN THENCE EAST A DISTANCE OF 1050.27 FEET TO THE POINT OF BEGIN-NING FOR THIS DESCRIP-TION, CONTINUE THENCE EAST A DISTANCE OF 27.73 FEET, RUN THENCE NORTH 0°22` EAST A DISTANCE OF 40.0 FEET; RUN THENCE NORTH 47°20'10" WEST, A DISTANCE OF 169.81 FEET TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 55 FEET; RUN THENCE SOUTHWESTERLY AROUND SAID CURVE A DISTANCE OF 17.81 FEET; RUN THENCE IN A SOUTHEASTERLY DIREC-TION A DISTANCE OF 176 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. a/k/a 1536 ARTHUR BLVD, LAKELAND, FL 33801-7112

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on April 21, 2020 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 30 day of March, 2020. 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

20-00567K

By: David L. Reider 888160277 April 3, 10, 2020

CALL

941-906-9386

and select the appropriate County

name from the menu option

OR

e-mail legal@businessobserverfl.com

THIRD INSERTION

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

CASE NO.: 20-CA-000885 SAVI INVESTMENTS LLC, Plaintiff(s), vs.

DONATE SCHOOL BOOKS.ORG; GIVING CENTER: and PLC III, LLC.

Defendant(s). To DONATE SCHOOL BOOKS.ORG;

GIVING CENTER; and PLC III, LLC,: YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as: COMM NW COR OF SW1/4

OF NE1/4 RUN E 489.43 FT S 776.09 FT W 187.01 FT TO POB CONT W 341.29 FT TO R/W N ALONG R/W 554.57 FT NWLY ALONG CURVE ON R/W 87.2 FT N 76 DEG 03 MIN 23 SEC E 259 FT N 30 DEG 52 MIN 38 SEC E 31.81 FT N 07 DEG 08 MIN 29 SEC E 56.95 FT N 41 DEG 49 MIN 53 SEC W 102.72 FT N 78 DEG 38 MIN 14 SEC W 25.48 FT 69 DEG 41 MIN 30 SEC W 101.56 FT N 63 DEG 54 MIN 56 SEC W 71.45 FT N 10 DEG 31 MIN 02 SEC W 84.75 FT S 76 DEG 09 MIN: More Commonly Known as McCue

Rd, Lakeland, FL 33815 has been filed by Plaintiff, SAVI IN-VESTMENTS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620 9545 on or before April 22, 2020, and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

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 on this day of MAR 16 2020. Stacy M. Butterfield Clerk of the Circuit Court

(SEAL) By: Asuncion Nieves Deputy Clerk Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204

Jacksonville, FL 32224 Mar. 27; Apr. 3, 10, 17, 2020 20-00534K

HOW TO PUBLISH YOUR LEGAL NOTIC IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County name from the menu option

#### SECOND INSERTION

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

CASE NO.: 2020CA-000105-0000-00 LOANCARE, LLC, Plaintiff, vs.
JENNIFER L. STEEVES A/K/A JENNIFER STEEVES, et al.,

Defendants. TO: JENNIFER L. STEEVES A/K/A JENNIFER STEEVES Last Known Address: 1103 BILTMORE PL., LAKELAND, FL 33801

Current Residence Unknown JAMES R. STEEVES A/K/A JAMES STEEVES Last Known Address: 1103 BILTMORE

 ${\rm PL\,,\,LAKELAND,\,FL\,33801}$ Current Residence Unknown YOU ARE NOTIFIED that an

action for Foreclosure of Mortgage on the following described property: LOT 10, BLOCK 4, MAP OF BILTMORE PARK SUBDIVI-

SION OF LAKELAND, FLOR-IDA, ACCORDING TO THE MAP OR PLATTHEREOF, AS RECORDED IN PLAT BOOK 8, PAGE41, 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 Choice Legal Group, P.A., Attorney for Plaintiff, whose address is P.O. BOX 771270, CORAL SPRINGS, FL 33077 on or before April 13, 2020, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 6 day os March, 2020. STACY M. BUTTERFIELD, CPA

As Clerk of the Court (SEAL) By Asuncion Nieves As Deputy Clerk

Choice Legal Group, P.A., Attorney for Plaintiff, P.O. BOX 771270. CORAL SPRINGS, FL 33077 April 3, 10, 2020 20-00575K

#### SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2020CP-0614 **Division: Probate** IN RE: ESTATE OF JERRY BEN MILLER, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Jerry Ben Miller, decased, File No. 2020CP-0614, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000; that the decedent's date of death was February 3, 2019; that the only assets of the estate are a 1994 Manufactured Home located at 3000 US Highway 17-92, Lot 499, Haines City, FL 33844, and a 2008 Chevrolet Malibu, and that the names and addresses of those to whom it has been assigned by such order are:

Ruth Coffman and Tina Yelving-

4545 Berkley Rd., Auburndale, FL 33823

735 S. Todhunter Way, Lake Al-

fred, FL 33850 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE.

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

NOTWITHSTANDING OTHER APPLICABLE TIME PE-RIOD, 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 April 3, 2020.

Persons Giving Notice: Ruth Coffman 4545 Berkley Rd. Auburndale, FL 33823 Tina Yelvington 735 S. Todhunter Way Lake Alfred, FL 33850 Attorney for Persons Giving Notice:

Natalie R. Wilson Florida Bar Number: 0027231 FAMILY ELDER LAW 124 S. Florida Ave. Lakeland, FL 33801 Telephone: (863) 808-1740 Fax: (863) 676-1816 E-Mail:

nataliewils on @familyelder law.comSecondary E-Mail: dalmaryvazquez@familyelderlaw.com

April 3, 10, 2020 20-00578K

# SAVE TIME

# E-mail your Legal Notice legal@businessobserverfl.com



Sarasota / Manatee counties Hillsborough County

> Pasco County **Pinellas County**

> > **Polk County** Lee County

**Collier County Charlotte County** 

Wednesday 2PM Deadline • Friday Publication



## SECOND INSERTION

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

CASE NO.: 2019-CA-003019 GRIFFIN'S GREEN HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. MARY CATHERINE WILLIAMS and UNKNOWN PARTIES IN POSSESSION N/K/A RANDY EVERETT, Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated March 10, 2020, in Case No.: 2019-CA-003019 of the Circuit Court in and for Polk County, Florida, in which GRIF-FIN'S GREEN HOMEOWNERS AS-SOCIATION, INC., is the Plaintiff and MARY CATHERINE WILLIAMS and UNKNOWN PARTIES IN POSSES-SION N/K/A RANDY EVERETT are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash online at https://www.polk.real-foreclose.com at 10:00 a.m., on June 9, 2020, the following described property set forth in the Order of Final Judgment:

Lot 1, Griffin's Green, according

to the plat or map thereof, as recorded in Plat Book 149, Pages 11 and 12, Public Records of Polk County, Florida.

Any Person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.

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

DATED: March 26, 2020 By: /s/ Laura M. Cooper, Esquire Laura M. Cooper, Esquire Florida Bar No.: 10277 ARIAS BOSINGER, PLLC 140 North Westmonte Drive, Suite 203 Altamonte Springs, FL 32714(407) 636-2549

April 3, 10, 2020

#### SECOND INSERTION

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

DIVISION CASE NO. 2017CA002792000000 SUNTRUST MORTGAGE, INC.,

Plaintiff, vs. ANDREW G. VEST A/K/A ANDREW VEST; RHONDA F. GARRETT A/K/A RHONDA F. VEST A/K/A RHONDA VEST, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 22, 2018, and entered in  $2017 \text{CA} 002792000000\,$  of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SUNTRUST MORTGAGE, INC. is the Plaintiff and ANDREW G. VEST A/K/A ANDREW VEST; RHONDA F. GARRETT A/K/A RHONDA F. VEST A/K/A RHONDA VEST; FLORIDA HOUSING FINANCE CORPORA-TION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 AM, on May 05, 2020, the following described property as set forth in said Final Judgment, to wit:

LOTS 16 AND 17 IN BLOCK 60 OF STEPHENSON'S ADDITION TO BABSON PARK, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 28 AND 28A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 207 MOUN-TAIN DRIVE, BABSON PARK,  $\mathrm{FL}\,33827$ 

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

IMPORTANT

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

Dated this 20 day of March, 2020. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By:  $\S\$ Nicole Ramjattan Nicole Ramiattan, Esquire Florida Bar No. 89204 Communication Email: nramjattan@rasflaw.com 17-072771 - AvB

April 3, 10, 2020 20-00565K

## 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-002775-0000-00 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs.
ROBERT LAMONT A/K/A

ROBERT WILLIAM LAMONT; JETTYE HONEY-LAMONT A/K/A JETTYE JOANNE HONEY-LAMONT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 12th day of March, 2020, and entered in Case No. 2019CA-002775-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein FREEDOM MORTGAGE CORPORA-TION is the Plaintiff and ROBERT LAMONT A/K/A ROBERT WIL-LIAM LAMONT; JETTYE HONEY-LAMONT A/K/A JETTYE JOANNE HONEY-LAMONT; and UNKNOWN TENANT (S) 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 11th day of May, 2020, the following described property as set forth in said Final Judgment, to wit:

LOT(S) 47, LAKE TRACY ES-TATES, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 155, PAGES 28 THROUGH 31, OF THE

**HOW TO** 

**PUBLISH YOUR** 

PUBLIC RECORDS OF POLK COUNTY, FLORIDA

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,

Dated this 1 day of April, 2020. By: /s/ Shane Fuller Shane Fuller, Esq. Bar Number: 100230 Choice Legal Group, P.A. P.O. Box 771270 Coral Springs, FL 33077Telephone: (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@clegalgroup.com

April 3, 10, 2020 20-00583K

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



#### SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

POLK COUNTY

File No.: 20CP-0875 **Division: Probate** IN RE: ESTATE OF GERALD ALLEN TILLMAN,

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Gerald Allen Tillman, deceased, File No. 20CP-0875, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000; that the decedent's date of death was Feb-

ruary 11, 2020; that the only asset of the estate and the name and address of those to whom it has been assigned by such order are:

Name and Address Asset Donald Draheim, Trustee of the 0119607.

TOGETHER WITH one hun-

Gerald A. & Sharon L. Tillman Family Living Trust dated June 10, 1999 4165 Rolling Pines Ct. Commerce Township, MI 48382 One hundred percent (100%) fee simple ownership interest in and to that certain real property located at 196 Sweet Cir., Winter Haven, FL 33884 [Parcel Identification No.: 26-29-15-688503-

dred percent (100%) ownership of appurtenant Membership Certificate No. 196 of Orange Manor West Co-Op, a Florida

not-for-profit corporation, which

entitles the owner to occupy Unit/Lot No. 196 exclusively. ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Adminis-tration must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PRO-BATE CODE.

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

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PE-RIOD, 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 April 3, 2020. Person Giving Notice: Donald Draheim

4165 Rolling Pines Ct. Commerce Township, MI 48382 Attorney for Person Giving Notice: Natalie R. Wilson Florida Bar Number: 0027231 FAMILY ELDER LAW 124 S. Florida Ave. Lakeland, FL 33801 Telephone: (863) 808-1740 Fax: (863) 676-1816 E-Mail:

nataliewilson@familyelderlaw.com Secondary E-Mail: dalmaryvazquez@familyelderlaw.com

April 3, 10, 2020

#### SECOND INSERTION

LAW OFFICES OF JERRY E. ARON, P.A. ATTORNEY-AT-LAW 2505 METROCENTRE BLVD. SUITE 301 WEST PALM BEACH, FLORIDA 33407 TELEPHONE (561) 478-0511 FACSIMILE (561) 478-0611 Fl. 33407. EMAIL: jaron@aronlaw.com

mevans@aronlaw.com VIA FIRST CLASS MAIL and CERTIFIED MAIL March 3, 2020

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Dear Owner(s)/Obligor(s), We are sending you this Notice of Default and Intent to foreclose in our capacity as the Trustee, pursuant to Section 721.856, Florida Statutes, regarding that certain timeshare interest(s) owned by Owner(s)/ Obligor(s) in Polk County, Florida. This letter shall serve as your official notice that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. Attached to and a part of this letter is a Schedule which lists the following with respect to each

- Owner/Obligor: 1. Name of Timeshare Plan
- 2. Week/Unit/Contract Number 3. Name of Owner/Obligor
- 4. Notice address of Owner/Ob-
- ligor 5. Legal Description of the time-
- share interest 6. Assessment lien recording information (Book/Page/Docu-
- 7. Amount currently secured by lien
- 8. Per diem amount

You have the right to cure the default by paying the full amount set forth on the Schedule plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30 day period, additional amounts will be due. Please call Holiday Inn Club Vacations Incorporated at 407-477-7017 in order to ascertain the total amount

due at that time. All payments must be made by cashier's check, certified check or money order (personal checks will not be accepted and will be returned by regular mail), made payable to Jerry E. Aron, P.A. Trust Account, and mailed to Jerry E. Aron, P.A., at 2505 Metrocentre Blvd., Suite 301, West Palm Beach,

IF YOU FAIL TO CURE THE DE-FAULT AS SET FORTH IN THIS NO-TICE OR TAKE OTHER APPROPRI-ATE ACTION WITH REGARD TO THIS FORECLOSURE MATTER, YOU RISK LOSING OWNERSHIP OF YOUR TIMESHARE INTER-EST THROUGH THE TRUSTEE FORECLOSURE PROCEDURE ES-TABLISHED IN SECTION 721.856, FLORIDA STATUTES. YOU MAY CHOOSE TO SIGN AND SEND TO THE TRUSTEE THE OBJECTION FORM, WHICH IS ATTACHED OR MAY BE OBTAINED BY CONTACT-ING JERRY E. ARON, P.A., EXER-CISING YOUR RIGHT TO OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE. UPON THE TRUSTEE'S RECEIPT OF YOUR SIGNED OBJECTION FORM, THE FORECLOSURE OF THE LIEN WITH RESPECT TO THE DEFAULT SPECIFIED IN THIS NOTICE SHALL BE SUBJECT TO THE JUDICIAL FORECLO-SURE PROCEDURE ONLY. YOU HAVE THE RIGHT TO CURE YOUR DEFAULT IN THE MANNER SET FORTH IN THIS NOTICE AT ANY TIME BEFORE THE TRUSTEE'S SALE OF YOUR TIMESHARE IN-TEREST. IF YOU DO NOT OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, YOU WILL NOT BE SUBJECT TO A DEFICIENCY JUDGMENT EVEN IF THE PROCEEDS FROM THE SALE OF YOUR TIMESHARE INTEREST ARE INSUFFICIENT TO OFFSET THE AMOUNTS SE-

CURED BY THE LIEN. IF YOU OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, BY SIGNING THE OBJECTION FORM, YOU COULD BE SUBJECT TO A DEFICIENCY JUDGMENT IF THE PROCEEDS FROM THE SALE OF YOUR TIME-SHARE INTEREST ARE INSUFFI-CIENT TO OFFSET THE AMOUNTS SECURED BY THE LIEN.

NOTICE IS HEREBY GIVEN THAT THIS ACTION IS AN AT-TEMPT TO COLLECT A DEBT, THAT ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE, AND THT THE DEBT MAY BE DISPUTED. NOT-WITHSTANDING THE FOREGO-ING, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE OR MORE OF THE LIENS DESCRIBED ON THE ATTACHED SCHEDULE MAY HAVE BEEN DIS-CHARGED IN A BANKRTUPCY PROCEEDING UNTER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY ENCUMBERED BY SUCH LIEN AND NOT IN PERSO-NAM AGAINST ANY OBLIGOR.

HOLIDAY INN CLUB VACA-TIONS INCORPORATED, F/K/A ORANGE LAKE COUNTRY CLUB, INC. IS THE CURRENT CREDI-TOR. ITS ADDRESS IS 8505 WEST IRLO BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FLOR-IDA 34747-8201. YOU MAY ALSO CONTACT ORANGE LAKE COUN-TRY CLUB, INC., BY CALLING ITS MORTGAGE SERVICING DEPART-MENT TOLL FREE AT (800) 298-3706.

UPON YOUR WRITTEN RE-QUEST WITHIN THE THIRTY-DAY PERIOD JERRY E. ARON, P.A., WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CUR-RENT CREDITOR

#### TIMESHARE PLAN: ORLANDO BREEZE RESORT Schedule **Property description**

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

**Property Description Detail** Owner(s)/Obligor(s) Notice Address Claim of Lien Polk County Clerk Book/Page/ Document# Assignment of Lien - Polk County Clerk Document # **Amount Secured by Lien** 

Fractional Interest 1.923%,

Unit Number: 0034, Use Period Number (WEEK): 30 JOHN C ARMSTRONG, NEKO M ARMSTRONG 9846 CONNEMARA BND APT 10V, SAN ANTONIO, TX 78254 2019169932 2019170276 \$6,186.65 \$0.00 Fractional Interest 1.923%, Unit Number: 0044, Use Period Number (WEEK): 12 LEONCIO MARTINEZ, and MARIA MARTINEZ 7801 ALANWOOD ST, HOUSTON, TX 77061 2019169859 2019170277 \$5,591.50 \$0.00 Fractional Interest 1.923%, Unit Number: 0032, Use Period Number (WEEK): 46 FREDRICK K WHITE, 2405 N SHEFFIELD AVE UNIT  $14277, CHICAGO, IL\ 60614$ 2019169900 2019170280 \$4,661.39 \$0.00

Sincerely. Jerry E. Aron, P.A., Trustee By: Annalise Marra Print Name: Annalise Marra Title: Authorized Agent April 3, 10, 2020

## SECOND INSERTION

LAW OFFICES OF JERRY E. ARON, P.A. ATTORNEY-AT-LAW 2505 METROCENTRE BLVD. SUITE 301 WEST PALM BEACH, FLORIDA 33407 TELEPHONE (561) 478-0511 FACSIMILE (561) 478-0611 EMAIL: jaron@aronlaw.com

mevans@aronlaw.com VIA FIRST CLASS MAIL and CERTIFIED MAIL December 2, 2019

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

Dear Owner(s)/Obligor(s), We are sending you this Notice of Default and Intent to foreclose in our capacity as the Trustee, pursuant to Section 721.856, Florida Statutes, regarding that certain timeshare interest(s) owned by Owner(s)/ Obligor(s) in Polk County, Florida. This letter shall serve as your official notice that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. Attached to and a part of this letter is a Schedule which lists the following with respect to each Owner/Obligor:

- 1. Name of Timeshare Plan 2. Week/Unit/Contract Number 3. Name of Owner/Obligor
- 4. Notice address of Owner/Ob-5. Legal Description of the timeshare interest
- 6. Mortgage recording information (Book/Page/Document #) 7. Amount currently secured by lien

8. Per diem amount You have the right to cure the default by paying the full amount set forth on the Schedule plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30

day period, additional amounts will be due. Please call 561-478-0511 or 1-866-341-8362 in order to ascertain the total amount due at that time. All payments must be made by cashier's check, certified check or money order (personal checks will not be accepted and will be returned by regular mail), made payable to Jerry E. Aron, P.A. Trust Account, and mailed to Jerry E. Aron, P.A., at 2505 Metrocentre Blvd., Suite

301, West Palm Beach, Fl. 33407. IF YOU FAIL TO CURE THE FAULT AS SET FORTH IN THIS NO-TICEOR TAKEOTHER APPROPRI-ATE ACTION WITH REGARD TO THIS FORECLOSURE MATTER, YOU RISK LOSING OWNERSHIP OF YOUR TIMESHARE INTER-EST THROUGH THE TRUSTEE FORECLOSURE PROCEDURE ES-TABLISHED IN SECTION 721.856, FLORIDA STATUTES. YOU MAY CHOOSE TO SIGN AND SEND TO THE TRUSTEE THE OBJECTION FORM, WHICH IS ATTACHED OR MAY BE OBTAINED BY CONTACT-ING JERRY E. ARON, P.A., EXER-CISING YOUR RIGHT TO OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE. UPON THE TRUSTEE'S RECEIPT OF YOUR SIGNED OBJECTION FORM, THE FORECLOSURE OF THE LIEN WITH RESPECT TO THE DEFAULT SPECIFIED IN THIS NOTICE SHALL BE SUBJECT TO THE JUDICIAL FORECLO-SURE PROCEDURE ONLY. YOU HAVE THE RIGHT TO CURE YOUR DEFAULT IN THE MANNER SET FORTH IN THIS NOTICE AT ANY TIME BEFORE THE TRUSTEE'S SALE OF YOUR TIMESHARE IN-TEREST IF VOIL DO NOT OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, YOU WILL NOT BE SUBJECT TO A DEFICIENCY JUDGMENT EVEN IF THE PROCEEDS FROM THE SALE OF YOUR TIMESHARE

INTEREST ARE INSUFFICIENT

TO OFFSET THE AMOUNTS SE-CURED BY THE LIEN. IF YOU OBJECT TO THE USE

OF THE TRUSTEE FORECLOSURE PROCEDURE, BY SIGNING THE OBJECTION FORM, YOU COULD BE SUBJECT TO A DEFICIENCY JUDGMENT IF THE PROCEEDS FROM THE SALE OF YOUR TIME-SHARE INTEREST ARE INSUFFI-CIENT TO OFFSET THE AMOUNTS SECURED BY THE LIEN.

NOTICE IS HEREBY THAT THIS ACTION IS AN AT-TEMPT TO COLLECT A DEBT. THAT ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE, AND THT THE DEBT MAY BE DISPUTED. NOT-WITHSTANDING THE FOREGOING, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE OR MORE OF THE LIENS DESCRIBED ON THE ATTACHED SCHEDULE MAY HAVE BEEN DISCHARGED IN A BANKRTUPCY PROCEEDING UN-TER TITLE 11 OF THE UNITED STATES CODE PLEASE RE AD-VISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY EN-**CUMBERED BY SUCH LIEN AND** NOT IN PERSONAM AGAINST ANY OBLIGOR.

HOLIDAY INN CLUB VACA-TIONS INCORPORATED, F/K/A ORANGE LAKE COUNTRY CLUB. INC. IS THE CURRENT CREDI-ITS ADDRESS IS 8505 WEST IRLO BRONSON MEMO-RIAL HIGHWAY, KISSIMMEE, FLORIDA 34747-8201. YOU MAY ALSO CONTACT ORANGE LAKE COUNTRY CLUB, INC., BY CALL-ING ITS MORTGAGE SERVICING DEPARTMENT TOLL FREE AT (800) 298-3706.

UPON YOUR WRITTEN REQUEST WITHIN THE THIRTY-DAY PERIOD JERRY E. ARON, P.A., WILL PROVIDE YOU WITH

THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CUR-RENT CREDITOR

> TIMESHARE PLAN: Orange Lake Country Club Schedule

Property description

An undivided 1.923% for annual Use Periods, or 0.9615% for Biennial Use Periods, fee interest as tenant-in-common in and to the Unit desribed above in Orlando Breeze Resort resort in Polk County, Florida, according to the Declaration of Restrictions Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period desribed above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando

**Property Description Detail** Owner(s)/Obligor(s) Notice Address

Mortgage - Polk County Clerk Book/Page/ Document# Amount Secured by Lien

Per Diem Unit Number: 0410, Use Period Number: 1 Unit Type: Ambassador MICHAEL F. DE PAUL. PO BOX 244, PERU, IL 61354 10304/2221/2017211272 38,327.00 11.54

Jerry E. Aron, P.A., Trustee By: Annalise Marra Print Name: Annalise Marra Title: Authorized Agent April 3, 10, 2020 20-00585K

Use Period Number (WEEK): 48

DARRELL GUNTER, and DORO-

THY GUNTER and AMANDA OLD-

PO BOX 99, WHEATON, MO 64874

and 7118 FARM ROAD 2090, PUR-

DY, MO 65734

\$3,983.91 \$0.00

Unit Number: 0030,

2019169900 2019170280

Fractional Interest 1.923%,

AM BOROUTA-KHARZO

RD, PHOENIX, AZ 85012

Fractional Interest 1.923%,

Use Period Number (WEEK): 8

ANTHONY TAYLOR, and CYN-

109 HIDDEN GLEN CV, MONT-

2019169932 2019170276

\$5,965.80 \$0.00

Unit Number: 0016,

GOMERY, TX 77316

\$1,778.53 \$0.00

IEONGMI VI

TX 75080

Unit Number: 0019,

 $2019170010\ 2019170283$ 

Fractional Interest 1.923%,

Use Period Number (WEEK): 52

1103 EDITH CIR, RICHARDSON,

Sincerely,

THIA TAYLOR

Use Period Number (WEEK): 6

ASHOUR KHARZO, and MARI-

 $24817\ \mathrm{N}\ 45\mathrm{TH}\ \mathrm{DR},\mathrm{GLENDALE},\mathrm{AZ}$ 

85310 and 650 E INDIAN SCHOOL

## SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 20CP-0800 IN RE: ESTATE OF Raymond Earl Wendle, Sr.

deceased. The administration of the estate of Raymond Earl Wendle, Sr., deceased, Case Number 20CP-0800, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal

representative's attorney are set forth

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

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

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

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

The date of first publication of this notice is April 3, 2020.

#### Glenda Sue Wendle Personal Representative Address:

180 West Alfred Street, Lake Alfred, FL 33850 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801  $(863)\,687\text{-}0567$ Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative April 3, 10, 2020 20-00569K

## SECOND INSERTION

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

#### PROBATE DIVISION FILE NO. 2020CP0002940000XX IN RE: THE ESTATE OF GENEVIEVE G. SCOTT, Deceased.

The administration of the Estate of GENEVIEVE G. SCOTT, deceased, whose date of death was December 8, 2019, is pending in the Circuit Court for Polk County, Florida, Probate Division, File No. 2020CP0002940000XX , the mailing address of which P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831. The name and address of the Personal Representative and the attorneys for the Personal Representative are set forth below.

All creditors of the decedent and other persons who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 the 3 day of April, 2020. PAULETTE SCOTT COMPARATO,

# Personal Representative

HINSHAW & CULBERTSON LLP Attorneys for Personal Representative 2525 Ponce De Leon Blvd., 4th Floor Coral Gables, FL 33134 Telephone: (305) 358-7747 Facsimile: (305) 577-1063 Email: swcutler@hinshawlaw.com By: /s/ Steven W. Cutler, Esquire Steven W. Cutler, Esquire Florida Bar No. 0353418 1027154\305331818.v1 April 3, 10, 2020 20-00581K LAW OFFICES OF JERRY E. ARON, P.A. ATTORNEY-AT-LAW 2505 METROCENTRE BLVD. SUITE 301 WEST PALM BEACH, FLORIDA 33407 TELEPHONE (561) 478-0511 FACSIMILE (561) 478-0611 EMAIL: jaron@aronlaw.com mevans@aronlaw.com VIA FIRST CLASS MAIL

and CERTIFIED MAIL February 14, 2020 NOTICE OF DEFAULT AND INTENT TO FORECLOSE
Dear Owner(s)/Obligor(s),

We are sending you this Notice of Default and Intent to foreclose in our capacity as the Trustee , pursuant to Section 721.856, Florida Statutes, regarding that certain timeshare interest(s) owned by Owner(s)/ Obligor(s) in Polk County, Florida This letter shall serve as your official notice that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. Attached to and a part of this letter is a Schedule which lists the following with respect to each Owner/Obligor:

- 1. Name of Timeshare Plan
- 2. Week/Unit/Contract Number 3. Name of Owner/Obligor
- 4. Notice address of Owner/Ob-
- 5. Legal Description of the time-
- share interest 6. Assessment lien recording information (Book/Page/Document #)
- 7. Amount currently secured by

8. Per diem amount

You have the right to cure the default by paying the full amount set forth on the Schedule plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30 day period, additional amounts will be due. Please call Holiday Inn Club Vacations Incorporated at 407-477-7017 in order to ascertain the total amount due at that time. All payments must be

DIVISION

CASE NO. 2019CA000492000000 U.S. BANK NATIONAL

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure

dated January 10, 2020, and entered

in 2019CA000492000000 of the Circuit Court of the TENTH Judicial

Circuit in and for Polk County, Florida,

wherein U.S. BANK NATIONAL AS-

SOCIATION is the Plaintiff and ERICA

T. WILLIAMS are the Defendant(s).

Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest

and best bidder for cash at www.polk.

realforeclose.com, at 10:00 AM, on May

erty as set forth in said Final Judgment,

LOT 4, BLOCK K, LAKE DAISY

ESTATES PHASE III, ACCORD-

ING TO THE PLAT THEREOF.

RECORDED IN PLAT BOOK

89, PAGE 1, OF THE PUBLIC

RECORDS OF POLK COUNTY,

Property Address: 272 DAISY ES-

TATES DR, WINTER HAVEN,

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

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 provi-

sion of certain assistance. Please contact

the Office of the Court Administrator.

255 N. Broadway Avenue, Bartow, Flori-

before your scheduled court appearance,

or immediately upon receiving this noti-

fication if the time before the scheduled

appearance is less than 7 days; if you are

hearing or voice impaired, call 711. Dated this 24 day of March, 2020.

ROBERTSON, ANSCHUTZ &

6409 Congress Ave., Suite 100

Service Email: mail@rasflaw.com

20-00566K

SCHNEID, P.L.

Attorney for Plaintiff

Boca Raton, FL 33487

Telephone: 561-241-6901

Facsimile: 561-997-6909

By: \S\Nicole Ramjattan

Nicole Ramjattan, Esquire

Florida Bar No. 89204

Communication Email:

18-246196 - GaB

April 3, 10, 2020

nramjattan@rasflaw.com

da 33830, (863) 534-4686, at least 7 days

AMERICANS WITH DISABILITIES

FLORIDA.

FL 33884

11, 2020, the following described prop-

Plaintiff, vs. ERICA T. WILLIAMS, et al.

ASSOCIATION,

Defendant(s).

made by cashier's check, certified check or money order (personal checks will not be accepted and will be returned by regular mail), made payable to Jerry E. Aron, P.A. Trust Account, and mailed to Jerry E. Aron, P.A., at 2505 Metrocentre Blvd., Suite 301, West Palm Beach, Fl. 33407.

IF YOU FAIL TO CURE THE DE-FAULT AS SET FORTH IN THIS NOTICE OR TAKE OTHER AP-PROPRIATE ACTION WITH RE-GARD TO THIS FORECLOSURE MATTER, YOU RISK LOSING OWNERSHIP OF YOUR TIME-SHARE INTEREST THROUGH THE TRUSTEE FORECLOSURE PROCEDURE ESTABLISHED IN SECTION 721.856, FLORIDA STAT-UTES. YOU MAY CHOOSE TO SIGN AND SEND TO THE TRUST-EE THE OBJECTION FORM WHICH IS ATTACHED OR MAY BE OBTAINED BY CONTACTING JER-RY E. ARON, P.A., EXERCISING YOUR RIGHT TO OBJECT TO THE USE OF THE TRUSTEE FORECLO-SURE PROCEDURE. UPON THE TRUSTEE'S RECEIPT OF YOUR SIGNED OBJECTION FORM, THE FORECLOSURE OF THE LIEN WITH RESPECT TO THE DE-FAULT SPECIFIED IN THIS NO-TICE SHALL BE SUBJECT TO THE JUDICIAL FORECLOSURE PRO-CEDURE ONLY. YOU HAVE THE RIGHT TO CURE YOUR DEFAULT IN THE MANNER SET FORTH IN THIS NOTICE AT ANY TIME BE-FORE THE TRUSTEE'S SALE OF YOUR TIMESHARE INTEREST. IF YOU DO NOT OBJECT TO THE USE OF THE TRUSTEE FORE-CLOSURE PROCEDURE, YOU WILL NOT BE SUBJECT TO A DE-FICIENCY JUDGMENT EVEN IF THE PROCEEDS FROM THE SALE OF YOUR TIMESHARE INTEREST ARE INSUFFICIENT TO OFFSET THE AMOUNTS SECURED BY

IF YOU OBJECT TO THE USE OF THE TRUSTEE FORECLO-SURE PROCEDURE, BY SIGNING THE OBJECTION FORM, YOU COULD BE SUBJECT TO A DE-FICIENCY JUDGMENT IF THE PROCEEDS FROM THE SALE OF

#### SECOND INSERTION

**POLK COUNTY** 

YOUR TIMESHARE INTEREST ARE INSUFFICIENT TO OFFSET THE AMOUNTS SECURED BY THE LIEN.

NOTICE IS HEREBY GIVEN THAT THIS ACTION IS AN AT-TEMPT TO COLLECT A DEBT. THAT ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE, AND THT THE DEBT MAY BE DISPUTED. NOT-WITHSTANDING THE FOREGO-ING, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE OR MORE OF THE LIENS DESCRIBED ON THE ATTACHED SCHEDULE MAY HAVE BEEN DIS-CHARGED IN A BANKRTUPCY PROCEEDING UNTER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY ENCUMBERED BY SUCH LIEN AND NOT IN PERSO-NAM AGAINST ANY OBLIGOR.

HOLIDAY INN CLUB VACA-TIONS INCORPORATED, F/K/A ORANGE LAKE COUNTRY CLUB, INC. IS THE CURRENT CREDI-TOR. ITS ADDRESS IS 8505 WEST BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FLOR-IDA 34747-8201. YOU MAY ALSO CONTACT ORANGE LAKE COUN-TRY CLUB, INC., BY CALLING ITS MORTGAGE SERVICING DEPART-MENT TOLL FREE AT (800) 298-

UPON YOUR WRITTEN RE-QUEST WITHIN THE THIRTY-DAY PERIOD JERRY E. ARON, P.A., WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CUR-RENT CREDITOR

#### TIMESHARE PLAN: ORLANDO BREEZE RESORT Schedule

Property description

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

**Property Description Detail** Owner(s)/Obligor(s) Notice Address Claim of Lien Polk County Clerk Book/Page/ Document# Assignment of Lien - Polk County Clerk Document # **Amount Secured by Lien** 

Per Diem

Unit Number: 0061. Use Period Number (WEEK): 47 DAVID ADMIRE, TON, TX 75103 2019169847 2019170308 \$7,980.48 \$0.00 Fractional Interest 1.923%, Unit Number: 0046, Use Period Number (WEEK): 14

CHICAGO, IL 606372019169900 2019170280 \$2,273.62 \$0.00 Fractional Interest 1.923%,

RICK GAMBILL GAR SPRINGS, MO 65462

\$2,704.67 \$0.00 Fractional Interest 1.923%, Unit Number: 0043,

MONA R GODINEZ 2815 FREMONT CT, LEBANON,

MO 65536 and 810 LACLEDE ST APT 10, LEBANON, MO 65536 2019169859 2019170277 \$4,576.48 \$0.00 Fractional Interest 1.923%, Unit Number: 0110, Use Period Number (WEEK): 45 KEVIN GOSSEAUX, 1005 SPRINGFIELD LN, ALLEN, TX 75002 2019169900 2019170280

Fractional Interest 1.923%,

13000 STATE HIGHWAY 19, CAN-

Use Period Number (WEEK): 11 PATRICIA GAMBILL, and PAT-26980 COUNTY ROAD 6070, ED-GAR SPRINGS, MO 65462 and 26980 COUNTY ROAD 6070, ED-2019170010 2019170283

Use Period Number (WEEK): 33

\$3,839.57 \$0.00 Fractional Interest 1.923%, Unit Number: 0048,

JERRY CLAY, and KAREN CLAY 1300 E 63RD ST, CHICAGO, IL 60637 and 1300 E 63RD ST # 2,

Unit Number: 0021,

JOSE T GODINEZ ARROYO, and

Jerry E. Aron, P.A., Trustee By: Annalise Marra Print Name: Annalise Marra Title: Authorized Agent

2019170010 2019170283

\$2,106.85 \$0.00

## SECOND INSERTION

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

CASE NO. 2017CA003111000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC4 MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2007-NC4 , Plaintiff, vs.

AQVILA INVEST LLC, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated January 24, 2020, and entered in 2017CA003111000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLD-ERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-NC4 MORTGAGE PASS THROUGH CER-TIFICATES SERIES 2007-NC4 is the Plaintiff and AQVILA INVEST LLC; DEREK S GABRIEL, SR; THOMAS LAKE HOMEOWNERS ASSOCIA-TION, 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 May 26, 2020, the following described property as set forth in said Final Judgment,

LOT 49, OF GRAND RESERVE ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 116, PAGES 42 AND 43 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1314 GRAND RESERVE DR, DAVENPORT, FL 33837

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

IMPORTANT AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs any accom-modation 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 26 day of March, 2020. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Nicole Ramjattan Nicole Ramjattan, Esquire Florida Bar No. 89204 Communication Email: nramjattan@rasflaw.com 17-088142 - MaS April 3, 10, 2020

20-00563K

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

CASE NO. 2019CA004074000000 GSMPS MORTGAGE LOAN TRUST 2004-4, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, Plaintiff, vs.

RUEDA, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 13, 2020, and entered in 2019CA004074000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein GSMPS MORTGAGE LOAN TRUST 2004-4, U.S. BANK NATIONAL AS-SOCIATION, AS TRUSTEE, SUCCES-SOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE is the Plaintiff and FER-NANDO RUEDA; LORI J. RUEDA; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SEC-RETARY OF HOUSING AND UR-BAN DEVELOPMENT: HUNTERS GROVE HOMEOWNERS' ASSO-CIATION, 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 May 12, 2020, the following described property as set forth in said Final Judgment,

LOT 3 OF HUNTERS GREENE,

## SECOND INSERTION

FERNANDO RUEDA AND LORI J.

PHASE ONE, ACCORDING TO

THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 115, PAGE(S) 17-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 7541 HUNT-ERS GREENE CIR, 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 45.031.

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

Dated this 25 day of March, 2020. ROBERTSON, ANSCHUTZ & SCHNEID, P.L. Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: mail@rasflaw.com By: \S\Nicole Ramjattan Nicole Ramjattan, Esquire Florida Bar No. 89204 Communication Email: nramjattan@rasflaw.com19-360830 - AnL

20-00564K

## THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE BY PUBLICATION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA FAMILY LAW DIVISION Case No. 2020DR-001846 Division: 09 IN RE: THE MARRIAGE OF

HECTOR JURGI TARAFA HERNANDEZ, Petitioner/Husband, and JESSICA SAYONARA MERA CASTRO,

Respondent/Wife. TO: JESSICA SAYONARA MERA CASTRO

YOU ARE HEREBY NOTIFIED that a Petition for Dissolution of Marriage by Publication/Posting and for Related Relief has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Pablo Morla, Esq., Morla Law Group, P.A., Attorney for Petitioner, whose address is 3621 W. Kennedy Blvd., Tampa, Florida 33609, and file the original with the clerk of the above styled court on or

before 04/10/2020; otherwise a default will be entered against you for the relief prayed for in the complaint or petition. WARNING: Rule 12.285, Florida

Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal of striking of pleadings. This notice shall be published once a

week for four consecutive weeks in the BUSINESS OBSERVER. WITNESS my hand and the seal of said court at Polk County, Florida on this day of 03/04/2020.

Clerk Name: STACY M. BUTTERFIELD As clerk, Circuit Court Polk County, Florida (Circuit Court Seal) By Bendria Fugnole

Pablo Morla, Esq. Morla Law Group, P.A. 3621 W. Kennedy Blvd. Tampa, Florida 33609  $Mar.\ 27;\ Apr.\ 3,\ 10,\ 17,\ 2020$ 20-00528K

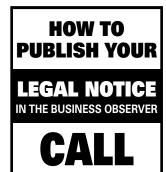
Attorney for Petitioner:

#### SECOND INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/17/2020 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: 1998 NOBI mobile home bearing vehicle identification numbers N88577A and N88577B and all personal items located inside the mobile home. Last Tenant: Dawn Marie Buchanan and Stephanie L. Garvey. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.

April 3, 10, 2020 20-00570K





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

OR E-MAIL: legal@businessobserverfl.com

Business

LAW OFFICES OF JERRY E. ARON, P.A. ATTORNEY-AT-LAW  $2505\ \mathrm{METROCENTRE}\ \mathrm{BLVD}.$ SUITE 301 WEST PALM BEACH,

FLORIDA 33407 TELEPHONE (561) 478-0511 FACSIMILE (561) 478-0611 EMAIL: jaron@aronlaw.com mevans@aronlaw.com

#### VIA FIRST CLASS MAIL and CERTIFIED MAIL February 14, 2020 NOTICE OF DEFAULT AND

INTENT TO FORECLOSE
Dear Owner(s)/Obligor(s), We are sending you this Notice of Default and Intent to foreclose in our capacity as the Trustee , pursuant to Section 721.856, Florida Statutes, regarding that certain timeshare interest(s) owned by Owner(s)/ Obligor(s) in Polk County, Florida This letter shall serve as your official notice that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. Attached to and a part of this letter is a Schedule which lists the following with respect to each

- Owner/Obligor: 1. Name of Timeshare Plan
- 2. Week/Unit/Contract Number
- 3. Name of Owner/Obligor 4. Notice address of Owner/Ob-
- 5. Legal Description of the timeshare interest
- 6. Assessment lien recording information (Book/Page/Document #)
- 7. Amount currently secured by lien
- 8. Per diem amount

You have the right to cure the default by paying the full amount set forth on the Schedule plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30 day period, additional amounts will be due. Please call Holiday Inn Club Vacations Incorporated at 407-477-7017 in order to ascertain the total amount due at that time. All payments must be made by cashier's check, certified check or money order (personal checks will

not be accepted and will be returned by regular mail), made payable to Jerry E. Aron, P.A. Trust Account, and mailed to Jerry E. Aron, P.A., at 2505 Metrocentre Blvd., Suite 301, West Palm Beach,

IF YOU FAIL TO CURE THE DE-FAULT AS SET FORTH IN THIS NO-TICE OR TAKE OTHER APPROPRI-ATE ACTION WITH REGARD TO THIS FORECLOSURE MATTER, YOU RISK LOSING OWNERSHIP OF YOUR TIMESHARE INTER-EST THROUGH THE TRUSTEE FORECLOSURE PROCEDURE ES-TABLISHED IN SECTION 721.856, FLORIDA STATUTES. YOU MAY CHOOSE TO SIGN AND SEND TO THE TRUSTEE THE OBJECTION FORM, WHICH IS ATTACHED OR MAY BE OBTAINED BY CONTACT-ING JERRY E. ARON, P.A., EXER-CISING YOUR RIGHT TO OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE. UPON THE TRUSTEE'S RECEIPT OF YOUR SIGNED OBJECTION FORM, THE FORECLOSURE OF THE LIEN WITH RESPECT TO THE DEFAULT SPECIFIED IN THIS NOTICE SHALL BE SUBJECT TO THE JUDICIAL FORECLO-SURE PROCEDURE ONLY. YOU HAVE THE RIGHT TO CURE YOUR DEFAULT IN THE MANNER SET FORTH IN THIS NOTICE AT ANY TIME BEFORE THE TRUSTEE'S SALE OF YOUR TIMESHARE IN-TEREST. IF YOU DO NOT OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, YOU WILL NOT BE SUBJECT TO A DEFICIENCY JUDGMENT EVEN IF THE PROCEEDS FROM THE SALE OF YOUR TIMESHARE INTEREST ARE INSUFFICIENT TO OFFSET THE AMOUNTS SE-CURED BY THE LIEN.

IF YOU OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, BY SIGNING THE OBJECTION FORM, YOU COULD BE SUBJECT TO A DEFICIENCY JUDGMENT IF THE PROCEEDS FROM THE SALE OF YOUR TIME-SHARE INTEREST ARE INSUFFI-CIENT TO OFFSET THE AMOUNTS SECURED BY THE LIEN.

NOTICE IS HEREBY GIVEN THAT THIS ACTION IS AN AT-

#### SECOND INSERTION

TEMPT TO COLLECT A DEBT, THAT ANY INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE, AND THT THE DEBT MAY BE DISPUTED. NOT-WITHSTANDING THE FOREGO-ING, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE OR MORE OF THE LIENS DESCRIBED ON THE ATTACHED SCHEDULE MAY HAVE BEEN DIS-CHARGED IN A BANKRTUPCY PROCEEDING UNTER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY ENCUMBERED BY SUCH LIEN AND NOT IN PERSO-NAM AGAINST ANY OBLIGOR.

HOLIDAY INN CLUB VACA-TIONS INCORPORATED, F/K/A ORANGE LAKE COUNTRY CLUB, INC. IS THE CURRENT CREDI-TOR. ITS ADDRESS IS 8505 WEST IRLO BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FLOR-IDA 34747-8201. YOU MAY ALSO CONTACT ORANGE LAKE COUN-TRY CLUB, INC., BY CALLING ITS MORTGAGE SERVICING DEPART-MENT TOLL FREE AT (800) 298-

UPON YOUR WRITTEN RE-QUEST WITHIN THE THIRTY-DAY PERIOD JERRY E. ARON, P.A., WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CUR-RENT CREDITOR

#### TIMESHARE PLAN: ORLANDO BREEZE RESORT Schedule

## Property description

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

biennial (Odd or Even years) frequency during the Use Period desribed above. together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

**Property Description Detail** Owner(s)/Obligor(s) Notice Address

Claim of Lien Polk County Clerk Book/Page/ Document# Assignment of Lien - Polk County

Clerk Document # **Amount Secured by Lien** Per Diem

Fractional Interest 1.923%, Unit Number: 0011, Use Period Number (WEEK): 37 MICHAEL E BASCOM, and ANNA-BELLE T BASCOM

PO BOX 1033, KAUFMAN, TX 75142 2019169932 2019170276

\$5,400.31 \$0.00 Fractional Interest 1.923%, Unit Number: 0014, Use Period Number (WEEK): 8 LINDA BRONZE, and ROBERT TA-

TUM 2522 E TRINITY MILLS RD APT 401, CARROLLTON, TX 75006 2204 CENTENARY BLVD, SHREVEPORT, LA 71104

 $2019169900\ 2019170280$ \$4,228.86 \$0.00 Fractional Interest 1.923%, Unit Number: 0037, Use Period Number (WEEK): 26

BARBARA CASATELLI, and JES-SICA ROY 47716 STATE HIGHWAY 10, DEL-HI, NY 13753 and 26 GLEN ROAYL

DR, AVERILL PARK, NY 12018 2019170010 2019170283 \$3,138.11 \$0.00 Fractional Interest 1.923%,

Unit Number: 0028, Use Period Number (WEEK): 11 MARIAN FIELDER. 40907 HOSFORD RD, MAGNOLIA,

TX 77354 2019169900 2019170280 \$3,748.00 \$0.00 Fractional Interest 1.923%.

Unit Number: 0002. Use Period Number (WEEK): 52 KARENA HALL, 6551 SPRING TIME ST APT 102, SAN ANTONIO, TX 78249

Unit Number: 0061, Use Period Number (WEEK): 12 KG GLOBAL SERVICES SERVICES LLC, A FLORIDA CORPORATION. 15130 TIMBER VILLAGE RD LOT  $28, GROVELAND, FL\,34736$ 2019169932 2019170276 \$5,706.40 \$0.00 Fractional Interest 1.923%, Unit Number: 0006, Use Period Number (WEEK): 52 JANICE N SMALL-KELLY, and LA-VETA T SMALL 927 GLEN OAK DR, SLEEPY HOL-LOW, IL 60118 2019169900 2019170280 \$3,477.52 \$0.00 Fractional Interest 1.923%, Unit Number: 0004. Use Period Number (WEEK): 46 BUFORD TANNIEHILL, and ALI-CIA O HOFBAUER 211 EASTOVER ST, SAN ANTONIO. TX 78220 and 3118 RENKER DR. SAN ANTONIO, TX 78217  $2019169859\ 2019170277$ \$4,445.70 \$0.00 Fractional Interest 1.923%, Unit Number: 0061. Use Period Number (WEEK): 46 THE FIRESIDE REGISTRY, LLC, DELAWARE LIMITED LIABIL-ITY COMPANY, and SCOTT SWIN-FORD

2019169932 2019170276

Fractional Interest 1.923%,

\$6,071.91 \$0.00

2629 W MAIN ST STE 185, LITTLE-TON, CO 80120 and 2629 W MAIN ST STE 185, LITTLETON, CO 801202019169847 2019170308 \$12,405.65 \$0.00 Fractional Interest 1.923%, Unit Number: 0041, Use Period Number (WEEK): 25

BRANDY TOOMBS, and JESSICA SANCHEZ 2209 SHERIFF DR, GRAND PRAI-

RIE, TX 75051 and 2209 SHERIFF DR, GRAND PRAIRIE, TX 75051 2019169847 2019170308 \$7,418.63 \$0.00 Sincerely,

Jerry E. Aron, P.A., Trustee By: Annalise Marra Print Name: Annalise Marra Title: Authorized Agent April 3, 10, 2020 20-00587K

April 3, 10, 2020

## SECOND INSERTION

LAW OFFICES OF JERRY E. ARON, P.A. ATTORNEY-AT-LAW 2505 METROCENTRE BLVD. SUITE 301 WEST PALM BEACH, FLORIDA 33407 TELEPHONE (561) 478-0511 FACSIMILE (561) 478-0611

EMAIL: jaron@aronlaw.com mevans@aronlaw.com VIA FIRST CLASS MAIL

## and CERTIFIED MAIL February 14, 2020 NOTICE OF DEFAULT AND

INTENT TO FORECLOSE

Dear Owner(s)/Obligor(s), We are sending you this Notice of Default and Intent to foreclose in our capacity as the Trustee , pursuant to Section 721.856, Florida Statutes, regarding that certain timeshare interest(s) owned by Owner(s)/ Obligor(s) in Polk County, Florida. This letter shall serve as your official notice that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage. Attached to and a part of this letter is a Schedule which lists the following with respect to each

- Owner/Obligor: 1. Name of Timeshare Plan
- Week/Unit/Contract Number 3. Name of Owner/Obligor
- 4. Notice address of Owner/Ob-
- Legal Description of the timeshare interest 6. Assessment lien recording
- information (Book/Page/Docu-7. Amount currently secured by

8. Per diem amount You have the right to cure the default by paying the full amount set forth on the Schedule plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30 day period, additional amounts will be due. Please call Holiday Inn Club Vacations Incorporated at 407-477-7017 in order to ascertain the total amount due at that time. All payments must be made by cashier's check, certified check or money order

(personal checks will not be accepted and will be returned by regular mail), made payable to Jerry E. Aron, P.A. Account, and mailed to Jerry E. Aron, P.A., at 2505 Metrocentre Blvd., Suite 301, West Palm Beach, Fl. 33407.

IF YOU FAIL TO CURE THE DE-FAULT AS SET FORTH IN THIS NO-TICE OR TAKE OTHER APPROPRI-ATE ACTION WITH REGARD TO THIS FORECLOSURE MATTER, YOU RISK LOSING OWNERSHIP OF YOUR TIMESHARE INTER-EST THROUGH THE TRUSTEE FORECLOSURE PROCEDURE ES-TABLISHED IN SECTION 721.856, FLORIDA STATUTES. YOU MAY CHOOSE TO SIGN AND SEND TO THE TRUSTEE THE OBJECTION FORM, WHICH IS ATTACHED OR MAY BE OBTAINED BY CONTACT-ING JERRY E. ARON, P.A., EXER-CISING YOUR RIGHT TO OBJECT
TO THE USE OF THE TRUSTEE
FORECLOSURE PROCEDURE.
UPON THE TRUSTEE'S RECEIPT OF YOUR SIGNED OBJECTION FORM, THE FORECLOSURE OF THE LIEN WITH RESPECT TO THE DEFAULT SPECIFIED IN THIS NOTICE SHALL BE SUBJECT TO THE JUDICIAL FORECLO-SURE PROCEDURE ONLY. YOU HAVE THE RIGHT TO CURE YOUR DEFAULT IN THE MANNER SET FORTH IN THIS NOTICE AT ANY TIME BEFORE THE TRUSTEE'S SALE OF YOUR TIMESHARE IN-TEREST. IF YOU DO NOT OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, YOU WILL NOT BE SUBJECT TO A DEFICIENCY JUDGMENT EVEN IF THE PROCEEDS FROM THE SALE OF YOUR TIMESHARE INTEREST ARE INSUFFICIENT TO OFFSET THE AMOUNTS SE-CURED BY THE LIEN.

IF YOU OBJECT TO THE USE OF THE TRUSTEE FORECLOSURE PROCEDURE, BY SIGNING THE OBJECTION FORM, YOU COULD BE SUBJECT TO A DEFICIENCY JUDGMENT IF THE PROCEEDS FROM THE SALE OF YOUR TIME-SHARE INTEREST ARE INSUFFI-CIENT TO OFFSET THE AMOUNTS SECURED BY THE LIEN.

NOTICE IS HEREBY GIVEN THAT THIS ACTION IS AN AT-

**HOW TO PUBLISH YOUR** 

LEGAL NOTICE

IN THE BUSINESS OBSERVER

TEMPT TO COLLECT A DEBT, THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE, AND THT THE DEBT MAY BE DISPUTED. NOT-WITHSTANDING THE FOREGO-ING, TO THE EXTENT THAT ANY DEBT ASSOCIATED WITH ANY ONE OR MORE OF THE LIENS DESCRIBED ON THE ATTACHED SCHEDULE MAY HAVE BEEN DIS-CHARGED IN A BANKRTUPCY PROCEEDING UNTER TITLE 11 OF THE UNITED STATES CODE, PLEASE BE ADVISED THAT THIS IS AN ACTION TO COLLECT A DEBT IN REM AGAINST THE PROPERTY ENCUMBERED BY SUCH LIEN AND NOT IN PERSO-

NAM AGAINST ANY OBLIGOR. HOLIDAY INN CLUB VACA-TIONS INCORPORATED, F/K/A ORANGE LAKE COUNTRY CLUB, INC. IS THE CURRENT CREDI-TOR. ITS ADDRESS IS 8505 WEST IRLO BRONSON MEMORIAL HIGHWAY, KISSIMMEE, FLOR-IDA 34747-8201. YOU MAY ALSO CONTACT ORANGE LAKE COUN-TRY CLUB, INC., BY CALLING ITS MORTGAGE SERVICING DEPART-MENT TOLL FREE AT (800) 298-

3706. UPON YOUR WRITTEN RE-QUEST WITHIN THE THIRTY-DAY PERIOD JERRY E. ARON. P.A., WILL PROVIDE YOU WITH THE NAME AND ADDRESS OF THE ORIGINAL CREDITOR, IF DIFFERENT FROM THE CUR-RENT CREDITOR

#### TIMESHARE PLAN: ORLANDO BREEZE RESORT Schedule

**Property description** An undivided fractional fee interest (described below) as tenant-in-common in and to the Unit desribed above in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the

Unit with annual or biennial (Odd or Even years) frequency during the Use Period desribed above, together with an undivided interest in the Common Ele ments appurtenant thereto of Orlando Breeze Resort.

**Property Description Detail** Owner(s)/Obligor(s) Notice Address

Mortgage - Polk County Clerk Book/Page/ Document# Amount Secured by Lien Per Diem

Fractional Interest 1.923%, Unit Number: 0035, Use Period Number (WEEK): 10 KEVIN ALEXANDER, and TONYA ALEXANDER 12017 GREY FAWN PATH, AUSTIN,

TX 78750 2019170010 2019170283 \$2,282.26 \$0.00 Fractional Interest 1.923%, Unit Number: 0015, Use Period Number (WEEK): 2

STEFANIE S GREEN, 3818 FORBES ST, FORT WORTH, TX 76105 2019169859 2019170277

\$3,936.76 \$0.00 Fractional Interest 1.923%. Unit Number: 0035. Use Period Number (WEEK): 22 DOROTHY A HAGMANN, 2802 PROVINCE LN. DALLAS, TX 75228

2019169859 2019170277 \$4,142.23 \$0.00 Fractional Interest 1.923% Unit Number: 0045, Use Period Number (WEEK): 5 ESTEBAN L HERRERA, and CANDY M HERRERA

16014 SHOOTING STAR, SAN ANTO-NIO, TX 78255 and 16014 SHOOTING STAR, SAN ANTONIO, TX 78255 2019169847 2019170308 \$6,805.46 \$0.00 Fractional Interest 1.923%

Unit Number: 0010. Use Period Number (WEEK): 13 SCOTT KINSFATHER, and TERESA KINSFATHER 2141 COUNTY ROAD 217, GIDDINGS, TX 78942 and 2157 COUNTY ROAD 217, GIDDINGS, TX 78942 2019169847 2019170308

\$2,034.36 \$0.00 Fractional Interest 1.923% Unit Number: 0047.

CALL 941-906-9386

and select the appropriate County name from the menu option

Use Period Number (WEEK): 12 CECIL P MASSON, and PEGGY MAS-SON

PO BOX 133, FLINT, TX 75762 and PO  ${\rm BOX\,133,\,FLINT,\,TX\,75762}$ 2019170010 2019170283 \$2,362.41 \$0.00 Fractional Interest 1.923%, Unit Number: 0044, Use Period Number (WEEK): 31 MICHAEL WAYNE OCONNOR, and PATRICIA LAFOUR OCONNOR 3706 LAKE BREEZE LN, CROSBY,

TX 77532 20191698472019170308 \$8,100.95 \$0.00 Fractional Interest 1.923%, Unit Number: 0041, Use Period Number (WEEK): 19

JERRY A RICKETTS, and LORI RICKETTS 18827 N 25TH WAY, PHOENIX, AZ

85050 and 718 PAM DR, TYLER, TX 75703 20191698472019170308 \$6,544.35 \$0.00 Fractional Interest 1.923%,

Unit Number: 0031, Use Period Number (WEEK): 11 DEBORAH SALEM, 457 CLIFFORD ST, CORPUS CHRIS-TI, TX 78404 20191698592019170277 \$4,466.75 \$0.00 Fractional Interest 1.923%,

Use Period Number (WEEK): 11 JEFFREY C SMITH, and RENE  $502 \to 6$ TH ST, WEATHERFORD, TX

Unit Number: 0041.

76086 20191698472019170308 \$7,406.29 \$0.00

Fractional Interest 1.923%, Unit Number: 0002, Use Period Number (WEEK): 5 DEBORAH F TEMPLE, and CALVIN E TEMPLE

627 N SAINT LOUIS AVE APT 1, CHI-CAGO, IL 60624 and 627 N SAINT LOUIS AVE APT 1, CHICAGO, IL

2019169900 2019170280 \$3,612.65 \$0.00

Sincerely, Jerry E. Aron, P.A., Trustee By: Annalise Marra Print Name: Annalise Marra Title: Authorized Agent April 3, 10, 2020 20-00586K

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

#### $File \ No.\ 2020 CP\text{-}000064\text{-}0000\text{-}XX$ Division: Probate IN RE: ESTATE OF

ROBERT G. ADDEMS
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Robert G. Addems, deceased, File Number 2020CP-000064-0000-XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831; that the decedent's date of death was September 21, 2019; that the total value of the estate is \$61,546.08 and that the names and addresses of those to whom it has been assigned by such order are: Shirley D. Addems, 8929 Island View Drive, Polk City, FL 33868

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 3, 2020.

Person Giving Notice: Shirley D. Addems 8929 Island View Drive Polk City, Florida 33868 Attorney for Person Giving Notice

Anita L. Barber, Esq. Florida Bar Number: 44288 P.O. Box 1718 Winter Park, FL 32790 Telephone: (407) 472-0595 Fax: (407) 472-0594 E-Mail: anita@abarberlaw.com Secondary E-Mail: summer@abarberlaw.com

## SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

### FILE NUMBER: 2020-CP-000597 IN RE: ESTATE OF DIANNA L. RANDALL,

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

You are hereby notified that a Petition for Summary Administration has been filed in the estate of DIANNA L. RANDALL, deceased, in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, Florida 33831; that the decedent's date of death was April 10, 2019; that the total value of the non-exempt assets of the estate is approximately \$ 26,119.62 and that the names and addresses of the persons to whom it has been assigned by such petition is:

COMERICA BANK & TRUST, N.A., Trustee ATTN: Alice Conciello Dianna Randall Revocable Trust P.O. Box 75000

Detroit, MI 48275-3316 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against the decedent's estate other than those for whom provision for full payment is made in the Order of Summary Administration must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLI-

CATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING OTHER APPLICABLE TIME PE-RIOD, 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 April 3, 2020.

**Person Giving Notice:** Attorney for Person Giving Notice CLAY B. TOUSEY, JR., ESQUIRE Florida Bar No. 221813 Fisher, Tousey, Leas & Ball 818 North A1A - Suite 104 Ponte Vedra Beach, FL 32082 (904) 356-2600 Attorneys for Petitioner cbt@fishertousev.com COMERICA BANK & TRUST, N.A. Dianna Randall Revocable Trust ATTN: Alice Conciello P.O. Box 75000

20-00584K

Detroit, MI 48275-3316

April 3, 10, 2020

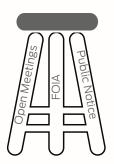
e-mail legal@businessobserverfl.com



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency











This is not about "newspapers vs the internet".

# It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

# prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



**Accessibility** 

೭೦೭

**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

## Citizen Participation Notices

Government Meetings and Hearings



Meeting Minutes or Summaries



Agency Proposals



Proposed Budgets and Tax Rates



Water Use

Land and



Creation of Special Tax Districts



School District Reports



Zoning, Annexation and Land Use Changes

## **Commercial Notices**



Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinquent Tax Lists, Tax Deed Sales

**Government Property** 



Permit and License Applications

Sales

## **Court Notices**

Mortgage Foreclosures



**Probate Rulings** 

Name Changes



**Divorces and Adoptions** 



Orders to Appear

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

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





# **Newsprint** is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



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

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



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

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

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

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



## ypes Of Public Notices

## Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

Summaries

Tax Rates

Meeting Minutes or

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Creation of Special Tax Districts



School District Reports



Zoning, Annexation and

Land Use Changes





Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



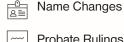
**Government Property** 



Permit and License **Applications** 

## **Court Notices**

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**Probate Rulings** 



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