

POLK COUNTY LEGAL NOTICES

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 The Reyes Striking Express Wash located at 441 glenkirck way, in the County of Polk, in the City of lake alfred, Florida 33850 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at lake alfred, Florida, this 8th day of November, 2021.

Esmeralda Alexis Reyes
November 12, 2021 21-01557K

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 FIT INSURANCE : Located at 3878 Prescott Loop : Polk County in the City of Lakeland : Florida, 33810-2777 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this November day of 09, 2021

ANAGKE LLC
November 12, 2021 21-01564K

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 GUNTER'S BAIT : Located at 11205 Country Haven Dr : Polk County in the City of Lakeland : Florida, 33809-1132 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this November day of 09, 2021

GUNTER TYLER DEAN
November 12, 2021 21-01566K

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 Coleman enterprise, located at 1019 Triangle Street, in the City of Lakeland, County of Polk, State of FL, 33805, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of November, 2021.

Dan Coleman
1019 Triangle Street
Lakeland, FL 33805
November 12, 2021 21-01550K

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 AUTOMOTIVE MOBILE REPAIR : Located at 3449 SHADY BROOKE DR E : Polk County in the City of Mulberry : Florida, 33860 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Mulberry Florida, this November day of 09, 2021

SANCHEZ ERIC
November 12, 2021 21-01563K

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 HPM MARKETING : Located at 4360 Summer Landing Dr Apt 308 : Polk County in the City of Lakeland : Florida, 33810-3821 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this November day of 09, 2021

MATTHEWS HANNAH P
November 12, 2021 21-01565K

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 Sub X located at 8210 Matisse St Apt 4505, in the County of Polk, in the City of Davenport, Florida 33896 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 8th day of November, 2021.

Subliminal Excellence LLC
November 12, 2021 21-01556K

FIRST INSERTION

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

File No. 2021-CP-002821
IN RE: ESTATE OF MIRIAM R. GRIFFITHS Deceased.

The administration of the estate of MIRIAM R. GRIFFITHS, deceased, whose date of death was February 16, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 12, 2021.

Personal Representative:
RICKY GRAVERAN
2015 NW 126 St.
Miami, Florida 33167

Attorney for Personal Representative:
JENNIFER M. RODRIGUEZ
Attorney
Florida Bar Number: 964781
TRIPP SCOTT, PA
110 SE Sixth St.,
Suite 1500
Ft. Lauderdale, FL 33301
Telephone: (954) 525-7500
Fax: (954) 761-8475
E-Mail: jmr@trippscott.com
Secondary E-Mail:
fltprobate@trippscott.com
1915048v1 100330.0001
November 12, 19, 2021 21-01544K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lakeland Lawn Services located at P.O. Box 1149 in the City of Kathleen, Polk County, FL 33849 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of November, 2021.

David Flores
November 12, 2021 21-01546K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Affordable Pressure Cleaning and Window Washing Service located at 4842 mandolin ct in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of November, 2021.

Nathan Buonodono
November 12, 2021 21-01547K

FIRST INSERTION

Notice is hereby given that VILLAS AT LAKE SMART LLC, OWNER, desiring to engage in business under the fictitious name of THE VILLAS AT LAKE SMART located at 4225 VISTA DEL LAGO DRIVE, WINTER HAVEN, FLORIDA 33881 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.

November 12, 2021 21-01555K

FIRST INSERTION

Notice is hereby given that VIDAL NAVAS PENA, OWNER, desiring to engage in business under the fictitious name of A&V NAVAS TRANSPORT located at 95 FARRER RD, FROST-PROOF, FLORIDA 33843 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.

November 12, 2021 21-01554K

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Solterra Resort Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2021, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District has an annual operating budget (not including debt service) for Fiscal Year 2021 of approximately \$1,918,961 for the General Fund. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than 270 days following the conclusion of the fiscal year.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally,

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lakeland Lawn Services located at P.O. Box 1149 in the City of Kathleen, Polk County, FL 33849 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 5th day of November, 2021.

David Flores
November 12, 2021 21-01546K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Group Grading Method located at 4437 Flintlock Loop in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18TH day of November, 2021.

Joseph Christian Ryan,
Brandon George Ryan
November 12, 2021 21-01548K

FIRST INSERTION

Notice Is Hereby Given that Bio-Medical Applications of Florida, Inc., 350 E Van Fleet Dr # Sr60, Bartow, FL 33830, desiring to engage in business under the fictitious name of PRESENTUS KIDNEY CARE SW POLK, with its principal place of business in the State of Florida in the County of Polk, will an Application for Registration of Fictitious Name with the Florida Department of State.

November 12, 2021 21-01549K

FIRST INSERTION

Notice is hereby given that JAMES M COOPER, OWNER, desiring to engage in business under the fictitious name of NEW INSIGHT FINANCIAL located at 4029 DUNMORE DR, LAKE WALES, FLORIDA 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.

November 12, 2021 21-01561K

FIRST INSERTION

there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submittal of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide seven (7) copies of their proposal to the District Manager, c/o DPFM Management & Consulting, LLC located at 250 International Parkway Suite 280, Lake Mary, FL 32746 in an envelope marked on the outside "Auditing Services - Solterra Resort Community Development District." Proposals must be received by 2 p.m. on January 14, 2022, at the office of the District Manager. Please direct all questions regarding this Notice in writing to the District Manager, Chris Cleveland at ccleveland@dpfmc.com, with e-mail copies to Jere Earlywine at jere@kelawgroup.com.

Avalon Groves Community Development District
Chris Cleveland, District Manager
November 12, 2021 21-01545K

FIRST INSERTION

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

File No. 2021 CP 3631
Division Probate
IN RE: ESTATE OF ROBERT S. LEPPER, SR. Deceased.

The administration of the estate of Robert S. Lepper, Sr., deceased, whose date of death was August 7, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is November 12, 2021.

Personal Representative:
Michael H. Lepper
14416 Crystal Creek Dr.
Noblesville, Indiana 46060

Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 270444
179 N. US HWY 27, Ste. F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 314-8881
E-Mail: attpatricksmith@gmail.com
Secondary E-Mail:
becky.attorneypatricksmith@gmail.com
November 12, 19, 2021 21-01541K

FIRST INSERTION

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

File No. 2021-CP-2685
Division 14
IN RE: ESTATE OF BLANCA FLOR ALBARRAN-GARCIA Deceased.

The administration of the estate of Blanca Flor Albarran-Garcia, deceased, whose date of death was August 8, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 12, 2021.

Personal Representative and Attorney:
Rebecca Beller
Florida Bar Number: 0106240
Beller & Bustamante, PL
12627 San Jose Blvd., Suite 703
Jacksonville, FL 32223
Telephone: (904) 288-4414
Fax: (904) 288-4437
E-Mail:
mail@bellerandbustamante.com
November 12, 19, 2021 21-01543K

FIRST INSERTION

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

File No. 21CP-3660
IN RE: ESTATE OF Joan C. Cochran deceased.

The administration of the estate of Joan C. Cochran, deceased, Case Number 21CP-3660, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is Nov. 12, 2021.

Thomas M. Cochran
Personal Representative
Address: 8220 Joyce Lane,
Lakeland, FL 33809

MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(863) 687-0567
Florida Bar No. 382787
mwillison@mwillison.com
Attorney for Personal Representative
November 12, 19, 2021 21-01560K

FIRST INSERTION

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

File No. 2021 CP 3484
Division Probate
IN RE: ESTATE OF HELEN T. PARRY Deceased.

The administration of the estate of Helen T. Parry, deceased, whose date of death was December 12, 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 below.

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

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

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

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

The date of first publication of this notice is November 12, 2021.

Personal Representative:
Annemarie McManus
522 Ranger Park Ct.
Davenport, Florida 33897

Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N. US HWY 27, Ste. F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 314-8881
E-Mail: attpatricksmith@gmail.com
Secondary E-Mail:
becky.attorneypatricksmith@gmail.com
November 12, 19, 2021 21-01542K

OFFICIAL COURT HOUSE WEBSITES:

MANATEE COUNTY: manateeclerk.com

SARASOTA COUNTY: sarasotaclerk.com

CHARLOTTE COUNTY: charlotte.realforeclose.com

LEE COUNTY: leeclerk.org

COLLIER COUNTY: collierclerk.com

HILLSBOROUGH COUNTY: hillscclerk.com

PASCO COUNTY: pasco.realforeclose.com

PINELLAS COUNTY: pinellasclerk.org

POLK COUNTY: polkcountyclerk.net

ORANGE COUNTY: myorangeclerk.com

Check out your notices on: floridapublicnotices.com

1V10246

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case No. 2018CA002759000000
Section: 15

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT Plaintiff vs.

DIANE E. HICKS and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF DIANE E. HICKS; TIGER LAKE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC.; UNITED STATES OF AMERICA DEPARTMENT OF TREASURY INTERNAL REVENUE SERVICE; TENANT I/UNKNOWN TENANT; TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real property, Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell the following property situated in Polk County, Florida described as:
 LOT 38, TIGER LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 75, PAGES 7, AND 8 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

at public sale, to the highest and best bidder for cash, at www.polk.realforeclose.com, at 10:00 a.m. on December 30, 2021. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's check.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
LAW OFFICE OF GARY GASSEL, P.A.
 2191 Ringling Boulevard
 Sarasota, Florida 34237
 (941) 952-9322
 Attorney for Plaintiff
 By WILLIAM NUSSBAUM III,
 ESQUIRE
 Florida Bar No. 066479
 November 12, 19, 2021 21-01558K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2021CA002302000000
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2, Plaintiff, vs.
DESROY T. LEVY, ET AL. Defendants

To the following Defendant(s):
 UNKNOWN HEIRS OF DESROY T. LEVY (CURRENT RESIDENCE UNKNOWN)
 Last Known Address: UNKNOWN
 YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
 LOT 33, BLOCK A OF UNRECORDED PORTION OF SECOND ADDITION TO WINSTON HEIGHTS, UNIT THREE; COMMENCE AT NORTHWEST CORNER OF LOT 24, BLOCK A, WIN-

STON HEIGHTS, UNIT 3, A SUBDIVISION RECORDED IN PLAT BOOK 56, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN SOUTH 89°58'20" WEST 327.72 FEET; THENCE NORTH 0°19'30" WEST, 135.00 FEET FOR POINT OF BEGINNING; THENCE SOUTH 83°05'30" WEST 99.06 FEET TO A POINT ON EASTERLY RIGHT OF WAY LINE OF MILNER DRIVE; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE FOLLOWING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 300 FEET THRU A CENTRAL ANGLE OF 12°24'51" AN ARC DISTANCE OF 65.00 FEET, SAID ARC HAVING A CHORD BEARING NORTH 12°51'39" WEST; THENCE NORTH 78°06'15" EAST 114.82 FEET; THENCE SOUTH 0°19'30" EAST 75.00 FEET TO POINT OF BE-

GINNING, AND BEING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.
 A/K/A 1123 MILNER DRIVE WEST, LAKEWOOD FL 33810
 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before a date which is within thirty (30) days after the first publication of this Notice 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. This notice is provided to Administrative Order No. 2065.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Default Date: 12/13/2021
 WITNESS my hand and the seal of this Court this 3rd day of November, 2021.

STACY M. BUTTERFIELD
 POLK COUNTY CLERK OF COURT
 By /s/ Tamika Joiner
 As Deputy Clerk
 J. Anthony Van Ness, Esq.
 VAN NESS LAW FIRM, PLC,
 Attorney for the Plaintiff,
 1239 E. NEWPORT CENTER DRIVE,
 SUITE #110,
 DEERFIELD BEACH, FL 33442
 PHH16788-21/ng
 November 12, 19, 2021 21-01562K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION
CASE NO. 2013CA006382000000
NATIONSTAR MORTGAGE, LLC, Plaintiff, vs.
JOSUE SOTO CRUZ, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 18, 2021, and entered in 2013CA006382000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and JOSUE SOTO CRUZ; UNKNOWN SPOUSE OF JOSUE SOTO CRUZ N/K/A MARIAN NAZARIO; LIZBETH ARIZMENDI ALBERT A/K/A LIZBETH ARIZMENDI; DORAL FINANCIAL CORPORATION D/B/A DORAL MORTGAGE CORPORATION, A DISSOLVED FLORIDA CORPORATION; LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 03, 2021, the following described property as set forth in said Final Judgment, to-wit:
 LOT 308, LAKESHORE CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 16, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 Property Address: 3033 CLUB CIRCLE DR 1, LAKESHORE, FL 33854
 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 10 day of November, 2021.
 ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: \S\James Hutton
 James Hutton, Esquire
 Florida Bar No. 88662
 Communication Email:
 jhutton@raslg.com
 21-057671 - CaB
 November 12, 19, 2021 21-01570K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 53-2021-CA-002169
U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE OF CIM TRUST 2019-R5, Plaintiff, vs.
MARIA N. RANGEL A/K/A MARIA RANGEL, et al., Defendant.

To: ABELARDO RANGEL A/K/A ABEL RANGEL 240 MARBLE LN, LAKEWOOD, FL 33809 UNKNOWN SPOUSE OF ABELARDO RANGEL A/K/A ABEL RANGEL 240 MARBLE LN, LAKEWOOD, FL 33809
 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN
 YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
 LOT 32-B, LAKE GIBSON VILLAGE, FURTHER DESCRIBED AS: LOT 32 OF LAKE GIBSON VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGE 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE WEST 45.32 FEET THEREOF, AND ALSO THE WEST 2.4 FEET OF LOT 33, LAKE GIBSON VILLAGE, AS RECORDED IN PLAT BOOK 88, PAGE 46, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 PARCEL ID:
 24-27-19-161358-000321
 has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before Dec 10, 2021 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this 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 day of NOV 03 2021.
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 As Clerk of the Court
 BY: /s/ Asuncion Nieves
 Deputy Clerk

MCCALLA RAYMER
 LEIBERT PIERCE, LLC
 225 East Robinson Street, Suite 155,
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 21-03902FL
 November 12, 19, 2021 21-01559K

FIRST INSERTION

NOTICE FOR PUBLICATION NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL ACTION NO: 2021CA002356
Civil Division
IN RE: NATURES RESERVE OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FRANCIS JOSEPH NEWMAN, DECEASED, UNKNOWN TENANT(S) IN POSSESSION, IF ANY, et al, Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST FRANCIS JOSEPH NEWMAN, DECEASED
 YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:
 LOT 65, NATURES RESERVE PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 162, PAGE 47 THROUGH 49, INCLUSIVE, 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 FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for NATURES RESERVE OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., whose address is 1855 Griffin Road, Suite A-423, Dania Beach, FL 33004 and file the original with the clerk of the above styled court on or before Nov. 1st 2021, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.
 This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (News-paper)

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 said court at POLK County, Florida on this 23 day of September, 2021.

Stacy M. Butterfield,
 As Clerk, Circuit Court
 POLK County, Florida
 (SEAL) By: Lori Armijo
 As Deputy Clerk
 Florida Community Law Group, P.L.
 Jared Block, Esq.
 1855 Griffin Road, Suite A-423
 Dania Beach, FL 33004
 Phone: (954) 372-5298
 Fax: (866) 424-5348
 Email: jared@flcgl.com
 Fla Bar No.: 90297
 November 12, 19, 2021 21-01552K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION
CASE NO. 532021CA002401000000
U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST, Plaintiff, vs.
CARLOS DE MARTINO; LILIANA ESTER GAGLIANO; THE FOREST AT RIDGEWOOD HOMEOWNERS' ASSOCIATION, INC.; RIDGEWOOD LAKES MASTER ASSOCIATION, INC.; JOE G. TEDDER, POLK COUNTY, FLORIDA TAX COLLECTOR; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

TO: CARLOS DE MARTINO
 Last Known Address
 329 BOXWOOD DR
 DAVENPORT, FL 33837
 Current Residence is Unknown
 LILIANA ESTER GAGLIANO
 Last Known Address
 329 BOXWOOD DR
 DAVENPORT, FL 33837
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
 LOT 19, THE FOREST AT RIDGEWOOD, ACCORDING

TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGE 24 THROUGH 26 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 Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is PO BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Default Date: 11-29-2021
 DATED on Oct. 22, 2021.
 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By: Asuncion Nieves
 As Deputy Clerk
 Diaz Anselmo & Associates, P.A.,
 Plaintiff's attorneys,
 PO BOX 19519,
 Fort Lauderdale, FL 33318,
 (954) 564-0071,
 answers@dallegal.com
 1460-179952 / JMM
 November 12, 19, 2021 21-01537K



Are there different types of legal notices?

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

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

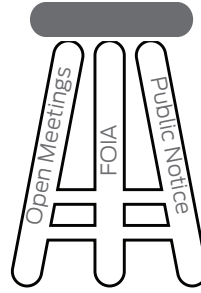
Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

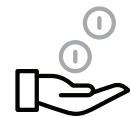


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

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.

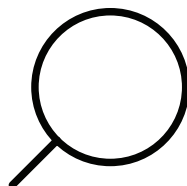


Citizens continue to learn about vital civic matters from newspaper notices.

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

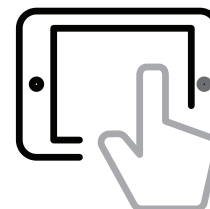
Verifying publication is difficult-to-impossible on the web.

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 high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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