

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 53-2022-CP-003632-0000-XX
IN RE: ESTATE OF AUGUSTIN P. LAGARDE, JR A/K/A AUGUSTIN PHILIP LAGARDE, JR A/K/A A.P. LAGARDE, JR A/K/A AUGUSTIN PHILLIPS LAGARDE, JR,
Deceased.

The administration of the estate of AUGUSTIN P. LAGARDE, JR A/K/A AUGUSTIN PHILIP LAGARDE, JR A/K/A A.P. LAGARDE, JR A/K/A AUGUSTIN PHILLIPS LAGARDE, JR, deceased, whose date of death was October 2, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, File No. 53-2022-CP-003632-0000-XX, the address of which is 255 North Broadway Ave., Bartow, FL 33830-3912. 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: December 30, 2022.

KIMBRA ANN LINKER
Personal Representative
2938 Galloway Place
Abingdon, MD 21009
STACEY SCHWARTZ, ESQ.
Attorney for Personal Representative
Florida Bar No. 0123925
FLAMMIA ELDER LAW FIRM
2707 W. Fairbanks Avenue, Suite 110
Winter Park, FL 32789
Telephone: (407) 478-8700
Email: Stacey@Flammialaw.com
Secondary Email:
Emmy@Flammialaw.com
Dec. 30, 2022; Jan. 6, 2023

22-01900K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File #2022CP-4194
IN RE: THE ESTATE OF WILLARD R. WATKINS,
aka WILLARD RAY WATKINS
Deceased.

The administration of the estate of WILLARD R. WATKINS, deceased, whose date of death was October 14, 2022, File Number 2022CP-4194, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida 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 is 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 December 30, 2022.

Personal Representative:
/s/ Sharon Sutter
SHARON SUTTER
52 Albritton Road
Frostproof, Florida, 33843
Attorney for Personal Representative:
/s/ Carol L. Hill
Carol L. Hill, Esquire
Florida Bar No. 52227
chill@carol-hill.com
101 E Wall Street
Frostproof, FL 33843
(863) 635-4400
Fax (863) 978-1761
Dec. 30, 2022; Jan. 6, 2023

22-01901K

FIRST INSERTION

Notice to Creditors IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File Number: 2022CP0025090000XX
IN RE: ESTATE OF RUSSELL EDMOND GOULD
Deceased.

The administration of the estate of Russell Edmond Gould, deceased, whose date of death was June 16, 2022, 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 December 30, 2022.

Personal Representative:
Kimberly Hillman
2344 Little Cypress Dr.
Lakeland, Florida 33810
Attorney for Personal Representative:
Andrew Ponnock, Attorney
Florida Bar Number: 195420
10100 West Sample Road,
3rd Fl
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
Dec. 30, 2022; Jan. 6, 2023

22-01895K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case Number: 20CP-3435
IN RE: ESTATE OF Ladonna Graham a/k/a Ladonna Lacerenza
deceased.

The administration of the estate of Ladonna Graham a/k/a Ladonna Lacerenza, deceased, Case Number 20CP-3435, 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 the 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 Dec. 30, 2022.

/s/ Bryan Keith Sweeten
Bryan Keith Sweeten
Personal Representative
Address: 1501 26th Street NW
Winter Haven, FL 33881
/s/ Michael H. Willison
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
Dec. 30, 2022; Jan. 6, 2023 22-01899K

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 PALM CLOTHING CO. : Located at 3409 Summit Lane : Polk County 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 December day of 22, 2022
SHIPLEY TAMRA
December 30, 2022 22-01888K

FIRST INSERTION

Notice is hereby given that LUIS ENRIQUE FERNANDEZ, OWNER, desiring to engage in business under the fictitious name of THE DETAILING SUPPLY located at 1236 US HIGHWAY 17 92 NORTH, HAINES CITY, FLORIDA 33844 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.
December 30, 2022 22-01903K

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 JOHNSON'S FOLLAGE : Located at 1736 Bryan Ln : Polk County in the City of Auburndale : Florida, 33823-9459 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Auburndale Florida, this December day of 22, 2022
JOHNSON STEVEN N
December 30, 2022 22-01891K

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 ROYAL FLUSH MY RV : Located at 1078 Caravan Loop : Polk County in the City of Polk City : Florida, 33868-5119 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Polk City Florida, this December day of 22, 2022
TIME4T, LLC
December 30, 2022 22-01889K

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 MATTRESS BY APPOINTMENT LAKELAND located at 119 ALLAMANDA DR SUITE 2, in the County of Polk, in the City of LAKELAND, Florida 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at LAKELAND, Florida, this 21th day of December, 2022.
MATTRESS "R" US LLC
December 30, 2022 22-01893K

FIRST INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION
Case Number: 22-CP-4299
IN RE: ESTATE OF JAMES ANTHONY HARRISON,
Deceased.

The administration of the estate of JAMES ANTHONY HARRISON, deceased, whose date of death was July 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: December 30, 2022.

TYLER HARRISON
Personal Representative
956 Grassdale RD NW
Cartersville, GA 30121
Robert D. Hines, Esquire
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, PL
1312 W. Fletcher Ave.,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
hbhallinger@hnh-law.com
Dec. 30, 2022; Jan. 6, 2023

22-01887K

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. 2022CA003619000000
WILMINGTON SAVINGS FUND SOCIETY, FSB NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST,
Plaintiff, vs.
FRANKLIN BROWN A/K/A FRANKLIN E. BROWN A/K/A FRANKLIN EDWARD BROWN, et al.
Defendants.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST VIETTA B. BROWN A/K/A VIETTA BROWN A/K/A VIETTA MATTOX A/K/A VIETTA BELLMAN A/K/A VIETTA BELLMAN WASHINGTON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 5, BLOCK 1, G.W. MANN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your writ

ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before January 26, 2023, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer (Polk) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

WITNESS my hand and seal of this Court this 20 day of December, 2022.

Stacy M. Butterfield
Clerk of the Court
(SEAL) By /s/ Asuncion Nieves
Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: MRSservice@mccalla.com
21-02811FL
Dec. 30, 2022; Jan. 6, 2023

22-01897K

FIRST INSERTION

Notice is hereby given that PERCIVAL FERNANDO SPENCE, OWNER, desiring to engage in business under the fictitious name of NU-THEORY ENTERTAINMENT located at 1842 ALTA VISTA CIRCLE, LAKELAND, FLORIDA 33810 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.
December 30, 2022 22-01905K

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

FIRST INSERTION

Notice of Sale
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve
Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999
Sale date January 13, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309
37391 2012 Ford VIN#: 1FT8W3BT7CEB28379 Lienor: Auto Evolution Repair 3512 Century Blvd Lakeland 863-816-6848 Lien Amt \$12982.19
37392 2018 Dodge VIN#: 3C4PDCGG4JT515899 Lienor: Auto Evolution Repair 3512 Century Blvd Lakeland 863-816-6848 Lien Amt \$1018.09
December 30, 2022 22-01902K

FIRST INSERTION

Notice Of Sale
Affordable secure Storage-Lakeland
1925 George Jenkins Blvd
Lakeland, FL 33815
863-682-2988
Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807, all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.
unit C04 Mariah Martinez
unit C64 Sandra Aguilar
unit D25 Anthony Goehr
Auction date: 1.20.2023
Dec. 30, 2022; Jan. 6, 2023

22-01894K

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 I AM DESTINY ACADEMY : Located at PO Box 7086 : Polk County in the City of Lakeland : Florida, 33807-7086 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lakeland Florida, this December day of 22, 2022
HEART TO HEART INTERNATIONAL INC.
December 30, 2022 22-01892K

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 JACO ARTIST GALLERY : Located at 1122 Circle Dr : Polk County in the City of Lake Wales : Florida, 33853-4306 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Lake Wales Florida, this December day of 22, 2022
JACOPELLE JOHN
December 30, 2022 22-01890K

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

OFFICIAL COURTHOUSE WEBSITES

1:23 📶 🔋

< Notes 🔍 📄 Done

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO.

532021CA002890000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. WILLIE J. MILES, JR.; CITY OF POLK CITY, FLORIDA; KENNETH LAMAR SMITH; FREDERICK GENE SMITH; UNKNOWN SPOUSE OF FREDERICK GENE SMITH; CHARLENE MARIA MILES; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated June 24, 2022 and an Order Canceling and Resetting Foreclosure Sale dated December 15, 2022, and entered in Case No. 532021CA002890000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and WILLIE J. MILES, JR.; CITY OF POLK CITY, FLORIDA; KENNETH LAMAR SMITH; FREDERICK GENE SMITH; UNKNOWN SPOUSE OF FREDERICK GENE SMITH; CHARLENE MARIA MILES; 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, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on February 14, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 20 AND A PORTION OF LOT 21, BLOCK 91, AMENDED MAP OF POLK CITY, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID PORTION OF LOT 21 BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 20 AND RUNNING NORTH ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 25.0 FEET; THENCE WESTERLY 151.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 20, THENCE EASTERLY ALONG THE NORTHERLY LOT LINE OF SAID LOT 20 TO THE POINT OF BEGINNING.

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.

DATED December 22, 2022.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-180400 / AP3
Dec. 30, 2022; Jan. 6, 2023
22-01896K

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. 2022CA002730000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE MERRILL LYNCH FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-4, Plaintiff, vs. RICHARD C. JENKINS, UNKNOWN SPOUSE OF RICHARD C. JENKINS, RICHARD C. JENKINS, SUCCESSOR TRUSTEE OF THE JENKINS FAMILY TRUST DATED 8/30/2000, DENNIS F. GRINER, CAROL D. GRINER A/K/A CAROL DENISE GRINER, UNKNOWN TENANT IN POSSESSION 1, UNKNOWN TENANT IN POSSESSION 2, UNKNOWN SPOUSE OF CAROL D. GRINER A/K/A CAROL DENISE GRINER, UNKNOWN SPOUSE OF DENNIS F. GRINER, Defendants.

To: UNKNOWN SPOUSE OF CAROL D. GRINER A/K/A CAROL DENISE GRINER 1216 LONG ST LAKELAND, FL 33801 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

THE NORTH 86.0 FEET OF THE SOUTH 344.0 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 191.5 FEET IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 24 EAST,

Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407

NOTICE OF SALE Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit/ Building/Type
JOEL OWEN ENDSLEY and DIANE JACKS ENDSLEY	1697 COWART ST, HUNTINGTON, TX 75949	33/0013 Contract # 6688628, Building N/A, Unit Type: LODGE, Fractional Interest 1.923%
LOIS ANN JEFFCOAT and RICKIE JEFFCOAT	2060 PARK CIR, PEA RIDGE, AR 72751	15/0113 Contract # 6786130, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
SHUNNIE JONES-HOUSTON	4337 WISCONSIN AVE, BERWYN, IL 60402	49 ODD/404 Contract # 6538676, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 0.9615%
FAYE ANN MOORE and THOMAS H. MOORE	503 E 13TH ST, ELLIS, KS 67637 and 8611 NE 100TH ST, CASSODAY, KS 66842	22/0402 Contract # 6550392, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
SHARI JEAN MORGAN	206 S FROST, BLAND, MO 65014	42/0407 Contract # 6559959, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%
ROBERT L TIPS and SHIRLEY TIPS	36859 LITTLE THORN LN, MAGNOLIA, TX 77354	8/0017 Contract # 6632593, Building N/A, Unit Type: LODGE, Fractional Interest 1.923%
ERIC WAYNE YNFANTE and MELODY LYNN BRZEZINSKI-YNFANTE	302 PARILLAMENT DR, HOUSTON, TX 77034 and 9910 BARONSHIRE ROUND, HOUSTON, TX 77070	42/0413 Contract # 6542489, Building N/A, Unit Type: AMBASSADOR, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declara-

POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES ACROSS THE WESTERLY 7.5 FEET THEREOF.

PARCEL NUMBER: 24-28-10-000000-043070

has been filed against you and you are required to file a copy of your written defenses, if any, to it, on Michelle DeLeon, 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 January 26, 2023 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 20 day of December, 2022.
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
BY /s/ Asuncion Nieves
Deputy Clerk

Michelle DeLeon
MCCALLA RAYMER LEIBERT PIERCE, LLC
225 East Robinson St. Suite 155, Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
7099662
22-00994-3
Dec. 30, 2022; Jan. 6, 2023
22-01898K

FIRST INSERTION

tion of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name	Mtg.-Polk County Clerk of Court Book/Page/Document#	Amount Secured by Mortgage	Per Diem
ENDSLEY/ENDSLEY	N/A, N/A, 2019173540	\$ 36,009.37	\$ 11.21
JEFFCOAT/JEFFCOAT	11217, 406, 2020086296	\$ 38,350.73	\$ 11.86
JONES-HOUSTON	10360, 470, 2018003534	\$ 18,719.43	\$ 6.25
MOORE/MOORE	10522, 1421, 2018131280	\$ 41,740.82	\$ 14.69
MORGAN	10544, 2295, 2018147233	\$ 47,386.91	\$ 12.98
TIPS/TIPS	10759, 775, 2019037305	\$ 7,922.80	\$ 2.33
YNFANTE/BRZEZINSKI-YNFANTE	10342, 1987, 2017241896	\$ 48,002.06	\$ 14.10

Notice is hereby given that on January 19, 2023, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above-described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: Jerry E. Aron, P.A.
By: Print Name: Jennifer Conrad
Title: Authorized Agent
FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this December 15, 2022, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH215271
My commission expires: 2/28/26
Notarial Seal
Dec. 30, 2022; Jan. 6, 2023
22-01904K

Q&A

My local county commission wants to begin running its zoning ordinance hearing notices (and others allowed under the bill) on a newspaper website only. What must they do?

Florida House Bill 35 says that regardless of the internet-only The "governing body," in this case the commission members, must decide by majority vote that such publication is in the "public interest," and that residents have sufficient access to broadband service or through other means such that "public access is not unreasonably restricted."

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

SUBSEQUENT INSERTIONS

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. 2022CA000978000000 LAKEVIEW LOAN SERVICING, LLC.,
Plaintiff, vs.
PAUL HARRELL, et al.
Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 06, 2022, and entered in 2022CA000978000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC. is the Plaintiff and PAUL HARRELL; ANGELA HARRELL 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 January 20, 2023, the following described property as set forth in said Final Judgment, to wit:
 THAT PART OF LOT 2, BLOCK A, VERONA PARK, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUN SOUTH 0 DEGREES 19 MINUTES 47 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 165.60 FEET; THENCE RUN NORTH 73 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 106.55 FEET; THENCE RUN NORTH

1 DEGREES 15 MINUTES 51 SECONDS WEST 134.90 FEET; THENCE RUN WEST ALONG THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.
 Property Address: 603 LYLE PKWY, BARTOW, FL 33830
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
 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 ap-

pearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Dated this 21 day of December, 2022.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: fmail@raslg.com
 By: \S\Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email: dsalem@raslg.com
 22-013084 - NaC
 Dec. 30, 2022; Jan. 6, 2023
 22-01884K

SECOND INSERTION

Notice of Self Storage Sale
 Please take notice Hide-Away Storage - College Parkway located at 12859 McGregor Blvd., Fort Myers, FL 33919 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via www.storage treasures.com on 1/11/2023 at 10:00am. Unless

stated otherwise the description of the contents are household goods and furnishings. Michael S Fritsche unit #00304. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 December 23, 30, 2022 22-01868K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2022-CP-004235-0000-XX
Division 14
IN RE: ESTATE OF RICHARD MAYNARD FEY Deceased.

The administration of the estate of Richard Maynard Fey, deceased, whose date of death was August 29, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 December 23, 2022.

Personal Representative:
Alan L. Bartholomew
 204 South Street
 Huron, Ohio 44839

Attorney for Personal Representative:
 L. Caleb Wilson, Attorney
 Florida Bar Number: 73626
 Craig A. Mundy, P.A.
 4927 Southfork Drive
 Lakeland, Florida 33813
 Telephone: (863) 647-3778
 Fax: (863) 647-4580
 E-Mail: caleb@mundylaw.com
 December 23, 30, 2022 22-01878K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2022CA001394000000 HMC ASSETS, LLC SOLELY IN ITS CAPACITY AS SEPARATE TRUSTEE OF CAM XI TRUST,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN, BY, THROUGH, UNDER OR AGAINST THE ESTATE OF FLOYD J. LEWIS (DECEASED); UNKNOWN SPOUSE OF FLOYD J. LEWIS (DECEASED); SUSAN DAMON LEWIS A/K/A SUSAN MARIE DAMON A/K/A SUSAN DAMON, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); MINNIE PEARL KESTER A/K/A MINNIE KESTER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); JAMES L. LEWIS A/K/A JAMES LEE LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); CAROL CHILDRESS A/K/A CAROL ANN CHILDRESS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); NANCY S. HERSHBERGER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD

J. LEWIS (DECEASED); MARY LOU DUBSON A/K/A MARY LOU LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); PERRY J. LEWIS A/K/A PERRY JENNINGS LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED); UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE DEPARTMENT OF THE TREASURY, INTERNAL REVENUE SERVICE; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR 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, GRANTEE, OR OTHER CLAIMANTS, Defendants.
 TO: NANCY S. HERSHBERGER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED)
 3803 S 950 W MENTONE, IN 46539
 NANCY S. HERSHBERGER, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED)
 5700 NW 112TH TER. HIALEAH, FL 33012
 MARY LOU DUBSON A/K/A MARY LOU LEWIS, AS POTENTIAL HEIR

OF THE ESTATE OF FLOYD J. LEWIS (DECEASED)
 5022 N. FLORIDA AVENUE ALAMOGORDO, NM 88310
 MARY LOU DUBSON A/K/A MARY LOU LEWIS, AS POTENTIAL HEIR OF THE ESTATE OF FLOYD J. LEWIS (DECEASED)
 1201 N. OAK ST. BLOOMINGTON, IL 61701
 whose residence is unknown and all parties claiming an interest by, through, under, or against, the said Defendants who are not known to be dead or alive, and all parties having or claiming to have any right, title, or interest in the property described in the mortgage recorded on February 19, 2009 in OR Book 7820, Page 427, Public Records of Polk County, Florida which is described in this notice.
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
 PARCEL #25: THE WEST 100.0 FEET OF THE EAST 140.0 FEET OF THE SOUTH 461.0 FEET OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LESS THE SOUTH 25.0 FEET FOR ROAD RIGHT-OF-WAY
 PROPERTY ADDRESS: 2815 US HIGHWAY 98 E, FORT MEADE, FLORIDA 33841
 PARCEL: 263130000000044050
 has been filed against you, and you are required to serve a copy of your writ-

ten defenses, if any, to it on counsel for the Plaintiff, Ashland R. Medley, Esq., Ashland Medley Law, PLLC, 3111 North University Drive, Suite 718, Coral Springs, Florida 33065, on or before January 25, 2023 (30 days from the date of the first publication of this Notice) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint filed in this action.
 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 official seal of this Court on December 19, 2022.
STACY M. BUTTERFIELD, CPA
 CLERK OF COURTS AND COMPTROLLER (SEAL) By: /s/ Asuncion Nieves
 As Deputy Clerk
 Ashland R. Medley, Esq., Ashland Medley Law, PLLC, 3111 North University Drive, Suite 718, Coral Springs, Florida 33065
 Dec. 30, 2022; Jan. 6, 2023
 22-01885K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 22-CP-001556
Division Probate
IN RE: ESTATE OF PAUL M. BROCKUS, Deceased.

The administration of the estate of PAUL M. BROCKUS, deceased, whose date of death was March 1, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 30 E Parker Street, Lakeland, FL 33801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

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

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

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

The date of first publication of this notice is December 23, 2022.

Signed on this 19 day of May, 2022.

/s/ Sarah Brockus
SARAH BROCKUS
Personal Representative
 37 S. Calumet Avenue
 Hastings on Hudson, NY 10706

/s/ Charles F. Robinson
CHARLES F. ROBINSON
 Attorney for Personal Representative
 Florida Bar No. 100176
 Special Needs Lawyers, PA
 901 Chestnut Street,
 Suite C
 Clearwater, FL 33756
 Telephone: (727) 443-7898
 Email:
 Charlie@specialneedslawyers.com
 Secondary Email:
 Liz@specialneedslawyers.com
 December 23, 30, 2022 22-01873K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.: 2022CA003948000000 HERITAGE ENTERPRISES FL LLC,
Plaintiff, vs.
PAUL FRITSCH, and all others claiming by, through and under PAUL FRITSCH, INDIAN LAKE ESTATES, INC., ODWIN O. BERKELEY, and all others claiming by, through and under ODWIN O. BERKELEY, LUCIA WOODING-GEORGE, deceased and all others claiming by, through and under LUCIA WOODING-GEORGE, deceased, JEAN PIERRE GALLINAR, and all others claiming by, through and under JEAN PIERRE GALLINAR, CLYDE COLE, deceased and all others claiming by, through and under VINCENT P. SMITH, VINCENT P. SMITH, and all others claiming by, through and under VINCENT P. SMITH, CLARIBEL RIVERA-OTERO, and all others claiming by, through and under CLARIBEL RIVERA-OTERO, DAVID MUNOZ MEDINA, and all others claiming by, through and under ALBA C. FALLAS, deceased and all others claiming by, through and under ALBA C. FALLAS, deceased, GRACE I. SMITH, and all others claiming by, through and under GRACE I. SMITH, VINCENT P. SMITH, and all others claiming by, through and under VINCENT P. SMITH, CLARIBEL RIVERA-OTERO, and all others claiming by, through and under CLARIBEL RIVERA-OTERO, DAVID MUNOZ MEDINA, EDWARD T. FALLAS, deceased and all others claiming by, through and under EDWARD T. FALLAS, deceased and ALBA C. FALLAS, deceased and all others claiming by, through and under ALBA C. FALLAS, deceased, Defendant,
 TO: PAUL FRITSCH, and all others claiming by, through and under PAUL FRITSCH, ODWIN O. BERKELEY, and all others claiming by, through and under ODWIN O. BERKELEY, LU-

CIA WOODING-GEORGE, deceased and all others claiming by, through and under LUCIA WOODING-GEORGE, deceased, JEAN PIERRE GALLINAR, and all others claiming by, through and under JEAN PIERRE GALLINAR, CLYDE COLE, deceased and all others claiming by, through and under CLYDE COLE, deceased, ANNA M. COLE, deceased and all others claiming by, through and under ANNA M. COLE, deceased, GRACE I. SMITH, and all others claiming by, through and under GRACE I. SMITH, VINCENT P. SMITH, and all others claiming by, through and under VINCENT P. SMITH, CLARIBEL RIVERA-OTERO, and all others claiming by, through and under CLARIBEL RIVERA-OTERO, DAVID MUNOZ MEDINA, and all others claiming by, through and under ALBA C. FALLAS, deceased and all others claiming by, through and under ALBA C. FALLAS, deceased
 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:
 Parcel 1: Lot 21, Block 221, Indian Lake Estates, Unit No. 6 (Revised), according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 41, of the Public Records of Polk County, Florida a/k/a O Poinciana Dr, Indian Lakes Estates, FL 33855/Parcel ID: 29-31-12-994060-022121 ("Parcel 1").
 Parcel 2: Lot 21, Block 298, Indian Lake Estates, Unit 9 (Revised), according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 42, of the Public Records of Polk County, Florida a/k/a O Poinciana Dr, Indian Lakes Estates, FL 33855/Parcel ID: 29-31-13-994090-029821 ("Parcel 2").

Parcel 3: Lot 5, Block 111, Indian Lake Estates Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 14, of the Public Records of Polk County, Florida a/k/a O Bougainvillea Dr, Indian Lake Estates, FL 33855/Parcel ID: 30-31-06-994020-011105 ("Parcel 3")
 Parcel 4: Lot 5, Block 360, Indian Lake Estates Unit No. 13, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 20, of the Public Records of Polk County, Florida a/k/a O Gaillardia Dr, Lake Wales, FL 33898/Parcel ID: 30-31-17-994130-036005 ("Parcel 4")
 Parcel 5: Lot 3, Block 398, Indian Lake Estates Unit No. 14, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 21, of the Public Records of Polk County, Florida a/k/a O JAPONICA AVE, LAKE WALES, 33898/Parcel ID: 30-31-18-994140-039803 ("Parcel 5")
 Parcel 6: Lot 23, Block 161, Indian Lake Estates Unit No. 4, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 30, of the Public Records of Polk County, Florida a/k/a O Poinciana Dr, Indian Lakes Estates, FL 33855/Parcel ID: 30-31-08-994040-016123 ("Parcel 6")
 Parcel 7: Lot 16, Block 282, Indian Lake Estates Unit 9 Revised, according to the map or plat thereof, as recorded in Plat Book 40, Page(s) 42, of the Public Records of Polk County, Florida a/k/a O Japonica Ave., Lake Wales, FL 33898/Parcel ID: 29-31-13-994090-028216 ("Parcel 7")
 Parcel 8: Lot 24, Block 380, Indian Lake Estates Unit No. 14, according to the map or plat there-

of, as recorded in Plat Book 40, Page(s) 21, of the Public Records of Polk County, Florida a/k/a O Japonica Ave, Indian Lake Estates, FL 33855/Parcel ID: 30-31-18-994140-038024 ("Parcel 8").
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before January 25, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 DATED this 19th day of December 2022.
 Stacy M. Butterfield
 Clerk of the Circuit Court
 By: /s/ Asuncion Nieves
 As Deputy Clerk
 J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,
 4767 New Broad Street,
 Orlando, FL 32814,
 telephone number (407) 514-2692
 Dec. 30, 2022; Jan. 6, 13, 20, 2023
 22-01886K

SECOND INSERTION

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

CASE NO. 2021CA-001132-0000-00 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2001-1,
Plaintiff, vs.
COLON, SURIEL, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA-001132-0000-00 of the Circuit Court of the 10th Judicial Circuit in and for POLK COUNTY, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MANUFACTURED HOUSING CONTRACT SENIOR/SUBORDINATE PASS-THROUGH CERTIFICATE TRUST 2001-1, Plaintiff and COLON, SURIEL, et al., are Defendants. I, Stacy M. Butterfield, CPA, Clerk of Courts and Comptroller will sell to the highest bidder for cash at WWW.POLK.REALFORECLOSE.COM, at the hour of 10:00 AM, on the 19th day of January, 2023, the following described property:

FLORIDA. TOGETHER WITH A 2000 DOUBLEWIDE MOBILE HOME, TITLE NUMBERS 83368304 AND 83368393; VIN NUMBERS SHGA6484A AND SHGA6484B

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 15th day of December, 2022.
 GREENSPOON MARDER LLP
 TRADE CENTRE SOUTH,
 SUITE 700
 100 WEST CYPRESS CREEK ROAD
 FORT LAUDERDALE, FL 33309
 Telephone: (954) 343 6273
 Hearing Line: (888) 491-1120
 Facsimile: (954) 343 6982
 Email 1: Jacob.Elberg@gmlaw.com
 Email 2: gmforeclosure@gmlaw.com
 By: /s/ Jacob C. Elberg
 Jacob C. Elberg, Esq.
 Florida bar No. 1032316
 32875.2200 / JDeleon-Colonna
 December 23, 30, 2022 22-01863K

LOT 323, COUNTRY VIEW ESTATES PHASE 3A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 101, PAGES 31 THROUGH 37, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY,



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 email: legal@businessobserverfl.com

10/27/23

SUBSEQUENT INSERTIONS

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. 2018CA003461 FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, Plaintiff, vs. MAYSOON SAMHAN, et al Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2022, and entered in 2018CA003461 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and MAYSOON SAMHAN; UNKNOWN SPOUSE OF MAYSOON SAMHAN; ONE HIGHLANDS

PLACE PROPERTY OWNERS' ASSOCIATION, INC.; CACH, LLC 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 January 18, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 4, ONE HIGHLANDS PLACE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 733 HIGHLANDS PLACE BLVD, LAKE-LAND, FL 33813

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the pro-

vision 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 16 day of December, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: _(\Amanda Murphy_ Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 18-191840 - NiK December 23, 30, 2022 22-01872K

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

CASE NO. 53-2022-CA-001176 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. WALDO SEPULVEDA MENDEZ, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 06, 2022, and entered in 53-2022-CA-001176 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and WALDO SEPULVEDA MENDEZ; MARIEL VEGA CRUZ; FLORIDA HOUSING FINANCE CORPORATION; WILLIAMS PRESERVE HOMEOWNERS ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as

SECOND INSERTION

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 January 11, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 113, WILLIAMS PRESERVE PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 160, PAGE 10 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 229 PRIM-ROSE DRIVE, DAVENPORT, FL 33837

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

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 con-

tact 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 December, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-014351 - NaC December 23, 30, 2022 22-01880K

SECOND INSERTION

NOTICE OF SALE Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway, #64 West Palm Beach, FL 33407 Jerry E. Aron, P.A., having a street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name Address Week/Unit/Interest/Building -- JIMMIE D DALLAS and DEBORAH DALLAS 225 COUNTY ROAD 288, BALLINGER, TX 76821 9/0036, Contract # M91820475, Building E, Unit Type: N/A, Fractional Interest 1.923% -- BRIAN LAHR PO BOX 44486, INDIANAPOLIS, IN 46244 44/0033, Contract # M6720598, Building E, Unit Type: N/A, Fractional Interest 1.923% -- DELBERT LEE PHILLIPS III A/K/A DELBERT PHILLIPS 6 CYPRESS POINT LN, EUREKA SPRINGS, AR 72631 38/0007, Contract # M6634020, Building A, Unit Type: N/A, Fractional Interest 1.923% -- RANDI B. SHENKMAN A/K/A RANDI SHENKMAN 48 WARNER ST APT 290, BELCHERTOWN, MA 01007 18/0103, Contract # M6561356, Building 1, Unit Type: Ambassador, Fractional Interest 1.923% -- DIANNA SUMPTER A/K/A DIANNA F. SUMPTER 168 FRITTER DR, HEMINGWAY, SC 29554 35/0031, Contract # M6786147, Building D, Unit Type: N/A, Fractional Interest 1.923% -- ARTURO VARGAS A/K/A ARTURO A. VARGAS 2223 CABO BAHIA, CHULA

VISTA, CA 91914 20/0046, Contract # M6811391, Building F, Unit Type: N/A, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above-described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

The above-described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Orange County, Florida, as stated below:

Owner Name Lien Doc # Assign Doc # Lien Amt Per Diem -- D A L L A S / D A L L A S 2022118482 2022119752 \$2,559.18 \$ 0.00 -- LAHR 2021188193 2021192205 \$4,470.32 \$ 0.00 -- PHILLIPS III 2022119097 2022121691 \$7,647.06 \$ 0.00

-- SHENKMAN 2022119097 2022121691 \$3,489.84 \$ 0.00 -- SUMPTER 2021188193 2021192205 \$4,721.39 \$ 0.00 -- VARGAS 2022119097 2022121691 \$3,290.53 \$ 0.00

Notice is hereby given that on 1/19/23, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above-described Property. If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated, as 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, at any time before the property is sold and a certificate of sale is issued. A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE: Jerry E. Aron, P.A. By: Print Name: Jennifer Conrad Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this December 15, 2022, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me. (Notarial Seal) Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA Commission Number: HH 215271 My commission expires: 2/28/26 December 23, 30, 2022 22-01869K

THIRD INSERTION

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

CASE NO.: 2022-CA-0323 HERITAGE ENTERPRISES FL, LLC, Plaintiff, v. LESLY CORRIELUS; ROSEMARIE CORRIELUS; OLIVIA FAULKNER; PAUL FRITSCH; ALVA B. MYRIE; DONNA L. KAHLO AND PETER B. KAHLO, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE DONNA LEE KAHLO LIVING TRUST, DATED FEBRUARY 10, 1992, AND ANY AMENDMENTS THERETO; KEVIN KAHLO; and KARI WRIGHT, Defendants.

To LESLY CORRIELUS; ROSEMARIE CORRIELUS; PAUL FRITSCH; ALVA B. MYRIE; KARI WRIGHT YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

INDIAN LAKE EST UNIT 13 SEC 17 31 30 PB 40 PG 20BLK 353 LOT 10 More commonly known as: 0 Laguna Drive, Indian Lake Estates FL 33855 AND/OR INDIAN LAKE EST UNIT 4 SEC 8 31 30 PB 39 PG 30 BLK152 LOT 23 More commonly known as: 0 Magnolia Dr, Indian Lake Estates, FL 33855 AND/OR INDIAN LAKE EST UNIT 6 SEC 12 31 29 PB 40 PG 41BLK 238 LOT 21 More commonly known as: 0 Oleander Drive, Indian Lake Estates FL 33855 AND/OR INDIAN LAKE

ESTS UNIT 5 SEC 7 31 30 PB 39 PG 31BLK 202 LOT 12 More commonly known as: 0 Orchid Drive, Indian Lake Estates FL 33855

has been filed by Plaintiff, HERITAGE ENTERPRISES FL, 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 January 16, 2023 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 9th day of December, 2022.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: Ascension Nieves Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Dec. 16, 23, 30, 2022; Jan. 6, 2023 22-01855K

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

Case #: 2022CC000609000000 Wells Fargo Bank, N.A. Plaintiff, vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Melinda Kaye Waters a/ka Melinda K. Waters a/k/a Melinda Kaye Cope, as Guardian of Bailey Gabrielle Jones a/k/a Bailey Gabrielle Rose, a minor child; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CC000609000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James David Jones, Jr., Deceased, and All Other Persons Claiming by and Through, Under,

Against The Named Defendant (s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 31, 2023, the following described property as set forth in said Final Judgment, to-wit:

PARCEL 1: THE WEST 132.0 FEET OF THE EAST 396.0 FEET, LESS THE SOUTH 316.0 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. AND PARCEL 2: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. AND PARCEL 3: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. AND PARCEL 4: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MANUFACTURED

HOME, YEAR: 2006, MAKE: FLEETWOOD, VIN#: GAFL534A78477AV21 AND VIN#: GAFL534B78477AV21.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 20-323101 FCO1 WNI December 23, 30, 2022 22-01883K

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. 2016CA001950000000 US BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB 9, Plaintiff, vs. MARY L. HARRIS A/K/A MARY HARRIS, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 24, 2021, and entered in 2016CA001950000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS TRUST 2006-CB9, C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-CB9 is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST MARY L. HARRIS A/K/A MARY HARRIS, DECEASED; DENA HARRIS; REGINA HARRIS; JUSTIN HARRIS; NANCY HARRIS-JACKSON 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 January 27, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 68, LAKE DEESON ESTATES, UNRECORDED: COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND DEFLECT 76° 48' 30" RIGHT

FROM THE WEST BOUNDARY THEREOF; RUN THENCE NORTHEASTERLY 51.35 FEET TO THE POINT OF BEGINNING; THENCE DEFLECT 76° 48' 30" LEFT AND RUN NORTHERLY 145 FEET; THENCE DEFLECT 76° 48' 30" RIGHT AND RUN NORTHEASTERLY 108.00 FEET; THENCE DEFLECT 103° 11' 30" RIGHT AND RUN SOUTHERLY 145 FEET; THENCE DEEFLECT 76° 48' 30" RIGHT AND RUN SOUTHWESTERLY 108 FEET TO THE POINT OF BEGINNING.

Property Address: 1803 LAKE DEESON DR, LAKELAND, FL 33805

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

If you are a person with a disability who needs 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 15 day of December, 2022. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: (\Amanda Murphy Amanda Murphy, Esquire Florida Bar No. 81709 Communication Email: amanda.murphy@raslg.com 16-014204 - NaC December 23, 30, 2022 22-01881K

SECOND INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on January 9, 2023, at 10:00 AM, at 2504 Ave. G NW, Winter Haven, FL 33880, Linda Frost, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by William Allan Williams, to wit: A certain 1991 MERI doublewide mobile home, bearing VIN #s HML2F28312646403A and HML2F28312646403B.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale.

December 23, 30, 2022 22-01871K



SAVE TIME



Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE HILLSBOROUGH • PASCO PINEELLAS • POLK • LEE COLLIER • CHARLOTTE Business Observer

SECOND INSERTION

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

CASE NO. 53-2022-CA-003326 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. ROBER DAVIS A/K/A ROGER PHILLIP DAVIS, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BEATRICE K. DAVIS, DECEASED. et al. Defendant(s).
TO: ROGER PHILLIP DAVIS, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BEATRICE K. DAVIS, DECEASED and ROGER PHILLIP DAVIS, JR., Whose Residence Is: 4923 S DOSSEY RD LAKE LAND, FL

33811 and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 11, TOWNSHIP 29, SOUTH, RANGE 23, EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST

ONE QUARTER OF SAID SECTION 11; THENCE SOUTH 00 DEGREES 12 MINUTES 01 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER, A DISTANCE OF 657.39 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER BEING MARKED BY A NAIL AND DISK STAMPED RLS 1521 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 12 MINUTES 01 SECONDS EAST, ALONG SAID EAST LINE, 362.22 FEET TO A RAILROAD SPIKE MARKING THE NORTH LINE OF THE SOUTH 295.16 FEET OF SAID SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER; THENCE SOUTH

89 DEGREES 58 MINUTES 07 SECONDS WEST, ALONG SAID NORTH LINE, 295.16 FEET TO THE WEST LINE OF THE EAST 295.16 FEET OF SAID SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST, ALONG SAID WEST LINE, 202.93 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, 91.13 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 01 SECONDS WEST, 159.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS EAST, ALONG SAID NORTH LINE, 204.03 FEET TO THE POINT OF BEGINNING. LESS AND

EXCEPT POLK COUNTY MAINTAINED RIGHT-OF-WAY FOR DOSSEY ROAD, AS SHOWN ON MAP BOOK 2, PAGE 174, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before Jan. 16, 2023 (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 8th day of December, 2022.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
By: /s/ Asuncion Nieves
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@rasg.com 22-046108 December 23, 30, 2022 22-01865K

FOURTH INSERTION

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

CASE NO.: 532022CA003411000000 MASCORRO CONSTRUCTION, INC., a Florida corporation, Plaintiff, vs. JAMES M. KOCH, Defendants.

To: James M. Koch (last known address) 2630 Watson Lane Haines City, FL 33844

YOU ARE HEREBY NOTIFIED that an action to quiet title on the following property located 146 8th Street, Winter Haven, FL 33880, and more fully described as follows:

Begin at the NE corner of Lot 8 of A RESUBDIVISION OF LOT 30 WAHNETA FARMS, as shown on the Map or Plat thereof recorded in Plat Book 17, Page 15, Public Records of Polk County, Florida, thence run Southwesterly along the SE boundary 368.14 feet to a Point of Beginning; thence run Northwesterly at a right angle to the previous course a distance of 137.5 feet; thence Southwesterly parallel to the SE boundary a distance of 49.40 feet; thence run Southeasterly 137.5 feet to the Southeasterly boundary of said Lot 8; thence run Northeasterly to the Point of Beginning a distance of 49.40 feet, more or less; LESS right-of-way of Eighth Street previously deeded to Polk County, Florida.

Parcel No.: 05-668500-000808 has been filed against you, and you are required to serve a copy of written defenses, if any, to this action, on The Law Office of Paul A. Krasker,

P.A. at 1615 Forum Place, Fifth Floor, West Palm Beach, FL 33401, and file the original with the Clerk within 30 days after the first date of publication of this notice, or on or before January 5, 2023; otherwise a default judgment may be entered against you for relief demanded in the Complaint.

This Notice of Action shall be published in the Polk County Business Observer, on December 9, 2022.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS MY HAND AND SEAL OF SAID COURT on this 29 day of NOV., 2022.

Stacy M. Butterfield
CLERK OF THE COURT
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk

The Law Office of Paul A. Krasker, P.A. 1615 Forum Place, Fifth Floor West Palm Beach, FL 33401 service@kraskerlaw.com Dec.9,16,23,30, 2022 22-01802K

SECOND INSERTION

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

File No.: 2022-CP-004257 Division: Probate IN RE: ESTATE OF CHRISTOPHER ALLEN MCLIN Deceased.

The administration of the estate of Christopher Allen Mclin, deceased, whose date of death was September 5, 2022, 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 December 23, 2022.

Personal Representative:
/s/ Ashley Mclin
Ashley Mclin
2230 Tanglewood St., Lot 65
Lakeland, FL 33801

Attorney for Personal Representative:
/s/ Aliana M. Payret
Aliana M. Payret
Florida Bar No. 104377
Robinson, Pecaro & Mier, P.A.
201 N. Kentucky Avenue, #2
Lakeland, FL 33801
Email Address: apayret@lawdrive.com
December 23, 30, 2022 22-01867K

SECOND INSERTION

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

CASE NO: 2022 CP 003641 IN RE: ESTATE OF: RAFAEL JOSE RIOBUENO MARTINEZ Deceased.

The administration of the estate of RAFAEL JOSE RIOBUENO MARTINEZ, deceased, whose date of death was April 10, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ON THEM.

All 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 FOR 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 the first publication of this notice is: December 23, 2022.

Personal Representative Blanca Martinez Tovar
548 Ogelthorpe Drive
Davenport, FL 33897
Attorney for Personal Representative
Alfred Torres, Esq.
Davila & Torres, P.A.
911 N. Main St., Ste. 9B
Kissimmee, FL 34741
Telephone: (407) 933-0307
alfred@davilaandtorres.com
December 23, 30, 2022 22-01866K

SECOND INSERTION

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

File No.: 2022CP0038710000XX IN RE: ESTATE OF Ruth Ann Sanders Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE

The administration of the estate of RUTH ANN SANDERS deceased, whose date of death was July 9, 2022 in Lakeland, Polk County, is pending in the Circuit Court for Polk County, Florida, Probate Division, File Number 2022CP0038710000XX the address of which is 930 E. Parker St., Room 240 Lakeland, FL 33801-1929. 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, who have claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturing, 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 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 December 23, 2022

Personal Representative: CAROLYN ANN BARON
521 NE 110th Street
Miami, FL 33161
Tel. 305.751.8704

Attorney for Personal Representative:
Drew Sheridan, Esq.
Fla Bar No. 240631
PO BOX 16-1941
Miami, Florida 33116-1941
Tel. (305) 596-3368
email: drewsheridan@drewsheridanpa.com
December 23, 30, 2022 22-01882K

SECOND INSERTION

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

PROBATE DIVISION
FILE NO. 532022CP0037620000XX IN RE: ESTATE OF JAMES ERVIN LANKSTER, Deceased.

The administration of the Estate of James Ervin Lankster, deceased, whose date of death was July 25, 2022, 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 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 December 23, 2022.

Personal Representative: Chris Lankster
1830 Staunton Avenue
Lakeland, Florida 33803
Attorneys for Personal Representative:
Rachel Welborn, Esq.
Florida Bar Number: 1035278
Dennis J. Szafraan, Esq.
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danielle@djslaw.org
Attorneys for the Personal Representative
December 23, 30, 2022 22-01870K

SECOND INSERTION

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

CASE NO. 2022CA-000531-0000-LK WHISPERING TRAILS HOMEOWNERS ASSOCIATION INC Plaintiff(s) VS. REGINA P SMITH, ET AL Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on SEPTEMBER 6, 2022, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

LOT 159, WHISPERING TRAILS PHASE 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 143, PAGE 49, 50, AND 51, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A; 2749 WHISPERING TRAILS DR, WINTER HAVEN, FL 33884

to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 6TH day of JANUARY, 2023.

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, call 711.

WITNESS my hand and the seal of the Court on this 5th day of December, 2022.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By /s/ Carolyn Mack
Deputy Clerk
December 23, 30, 2022 22-01864K

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

CASE NO.: 2021-CC-005694 SETTLERS CREEK OF CENTRAL FLORIDA HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WADE C. IRISH, et al., Defendants.

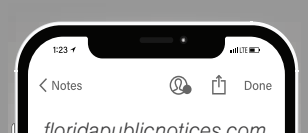
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 5th day of December, 2022 and entered in CASE NO.: 2021 CC 005694, of the County Court in and for Polk County, Florida, wherein Settlers Creek of Central Florida Homeowners' Association, Inc., is Plaintiff, and Wade C. Irish, Joy C. Irish, CACH, LLC and ABS Loan Trust VI are the Defendants, I will sell to the highest and best bidder at www.polk.realforeclose.com at 10:00 A.M., on the 19th day of January, 2023, the following described property as set forth in said Final Judgment, to-wit: Lot 16 of SETTLERS CREEK NORTH, according to the Plat thereof as recorded in Plat Book 134, Pages 16 and 17, of the Public Records of Polk County, Florida. This property is located at the street address of: 8278 Settlers

Creek Loop, Lakeland, FL 33810 Any person claiming an interest in the surplus funds from the foreclosure sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (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, call 711.

Dated this 14 day of December, 2022. Shipwash Law Firm, P.A. 225 S. Swoope Avenue, Suite 110 Maitland, FL 32751 Phone: (407) 274-9913 Telefax: (407) 386-7074 BY: /s/ Tennille M. Shipwash Tennille M. Shipwash, Esq. Florida Bar No.: 617431 Primary email address: tshipwash@shipwashlegal.com Secondary email address: tsantiago@shipwashlegal.com December 23, 30, 2022 22-01861K

CHECK OUT YOUR LEGAL NOTICES



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Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

Most of the present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests — ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.

THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.



STEPS TO FIX ENTITLEMENTS

- Enact a “negative income tax.”
- Wind down Social Security

““““

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

To simplify the discussion, let us use the simpler British term of “personal allowances” to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In ef-

fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details — whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable break-even levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The way to do that would be:

1. Repeal immediately the payroll tax.
2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.
3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.
4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.
5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.
6. Finance payments under items 2, 3 and 4 out of gen-



eral tax funds plus the issuance of government bonds.

This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program including elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These mishapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the “Family Assistance Plan.”

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve.

As Martin Anderson puts it in an excellent chapter on “The Impossibility of Radical Welfare Reform”:

“All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

“The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

“The third is the additional cost to the taxpayers.

“To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time.”

The conflict arises from the content given to “decent,” to “strong” and to “reasonable,” but especially to “decent.” If a “decent” level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how “strong” and “reasonable” are interpreted.

Yet, as Anderson says, “There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients.”

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, “The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more.”

Even the \$6,000 “typical” figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: “There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time.”

However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience.

Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington.

While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.