

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532023CP0005830000XX
Division 14
IN RE: ESTATE OF
EARL J. LUTZ, JR.,
Deceased.

The administration of the estate of Earl J Lutz Jr, deceased, whose date of death was November 22, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church Street, 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 March 10, 2023.

Personal Representative:

Margaret M. Lutz
2327 White Cedar Way
Haines City, Florida, 33844
Attorney for Personal Representative:
Rodolfo Suarez, Jr., Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd,
Suite 1620
Miami, Florida 33156
Telephone: 3054484244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eca@suarezlawyers.com
March 10, 17, 2023 23-00345K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 532023CP0000150000XX
Division: 14
IN RE: ESTATE OF
IRMA GRIBKOFF,
Deceased.

The administration of the estate of IRMA GRIBKOFF, deceased, whose date of death was July 17, 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 March 10, 2023.

Personal Representative:

/s/ Yvette Aida Blanc
YVETTE AIDA BLANC
7758 Pelican Court
Poinciana, Florida 34759
Attorney for Personal Representative:
/s/ Rodolfo Suarez
RODOLFO SUAREZ, JR., ESQ.
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, FL 33156
Telephone: (305) 448-4244
E-Mail: rudy@suarezlawyers.com
March 10, 17, 2023 23-00344K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0004360000XX
IN RE: ESTATE OF
RICHARD S. GILBY, A/K/A
RICHARD STEPHAN GILBY,
A/K/A RICHARD STEPHAN GILBY
Deceased.

The administration of the estate of Richard S. Gilby, A/K/A Richard Stephan Gilby, A/K/A Richard Stephan Gilby, deceased, whose date of death was December 16, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands 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 March 10, 2023.

Personal Representative:

/s/ Richard S. Gilby, Jr.
Richard S. Gilby, Jr.
52 Joshua Court
Zebulon, Georgia 30295
Attorney for Personal Representative:
/s/ Robert W. Bible Jr.
Robert W. Bible, Jr., Attorney
Florida Bar Number: 561398
Law Offices of
Joseph F. Pippen, Jr. & Assoc., PL
1920 E Bay Dr.
Largo, Florida 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@atypip.com
Secondary E-Mail: Suzie@atypip.com
March 10, 17, 2023 23-00333K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
532023CP0002500000XX
IN RE: ESTATE OF
KELLY A PAHNER,
Deceased.

The administration of the estate of KELLY A. PAHNER, Deceased, whose date of death was April 6, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

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

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

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

The date of first publication of this notice is March 10, 2023.

/s/ William Pahner

WILLIAM PAHNER,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
March 10, 17, 2023 23-00338K

FIRST INSERTION

NOTICE TO CREDITORS
(Single Personal Representative)
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
File No.: 53-2023CP000541
Probate Division: 14
IN RE: THE ESTATE OF
JAMES HAYWARD ROWLEY, JR
A/K/A JAMES HAYWARD
ROWLEY, II,
Deceased.

The administration of the Estate of JAMES HAYWARD ROWLEY, JR A/K/A JAMES HAYWARD ROWLEY, II, deceased, whose date of death was January 25, 2023, File Number: 53-2023CP000541 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 Decedent and other persons having claims or demands against Decedent's Estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate, including unmaturing, contingent or unliquidated claims, 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 §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 the first publication of this Notice is March 10, 2023.

Personal Representative:

BILLIE J. WORKMAN
17100 Andras Drive
Walton Hills, OH 44146
Attorney for Personal Representative:
ADAM S. GUMSON
JUPITER LAW CENTER
RiverPlace Professional Center
1003 W. Indiantown Road - Suite 210
Jupiter, FL 33458-6851
Telephone : (561) 744 - 4600
Florida Bar No.: 906948
asg@jupiterlawcenter.com
March 10, 17, 2023 23-00347K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2022-CP-00359-0000XX
IN RE: ESTATE OF
ANNIE BELL MOORE,
Deceased.

The administration of the estate of ANNIE BELL MOORE, Deceased, whose date of death was March 15, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

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

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

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

The date of first publication of this notice is March 10, 2023.

/s/ Bettie Tillery

BETTIE TILLERY,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
March 10, 17, 2023 23-00358K

FIRST INSERTION

BOARD OF SUPERVISORS REVISED MEETING DATES SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022/2023

Beginning April 7, 2023, the Board of Supervisors of the Solterra Resort Community Development District ("District") will hold the remainder of their regular meetings for Fiscal Year 2022/2023 (beginning October 1, 2022, and ending September 30, 2023) at Solterra Resort Amenities Center, 5200 Solterra Boulevard, Davenport, Florida 33837, for the purpose of considering any business that may come before the Board of Supervisors for the District ("Board") at 10:00 a.m. (EST) on the following dates:

April 7, 2023

May 5, 2023

June 2, 2023

July 7, 2023

August 4, 2023

September 1, 2023

Additionally, the Board may hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will be separately noticed.

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, c/o DPFG Management and Consulting, LLC, by mail at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, or by phone at (321) 263-0132, or by visiting the District's website: <https://www.solterraresortdcd.org/>.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting or workshop because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at a meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Larry Krause
District Manager
March 10, 2023

23-00348K

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Killer Bee Studios located at 17209 Quail Circle in the City of Lake Wales, Polk

County, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of March, 2023.
Killer Bee Marketing, LLC
March 10, 2023 23-00336K

FIRST INSERTION

NOTICE OF SALE
Affordable Self Storage of Bartow
1515 Centennial Blvd.
Bartow, FL 33830
(863)533-5597

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes:

Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

E28 C. Goodwin
G4 K. Caron & D. Mixon
J3 L. Clay
Units will be listed on www.storageauctions.com Auction ends on March 27, 2023 @ 11:00 AM or after
March 10, 17, 2023 23-00334K

**PUBLISH YOUR
LEGAL NOTICE**

Email
legal@businessobserverfl.com

Business
Observer

**OFFICIAL
COURTHOUSE
WEBSITES**

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

pinellasclerk.org

polkcountyclerk.net

myorangeclerk.com

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: **CASE NO.: 2022CA-003312-0000-00** U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. **RODNEY FRATICELLI OCASIO; FLORIDA HOUSING FINANCE CORPORATION; WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.** NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated the 14th day of February 2023, and entered in Case No. 2022CA-003312-0000-00, of the Circuit Court of the 10TH Judicial Circuit in and for

POLK County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and RODNEY FRATICELLI OCASIO FLORIDA HOUSING FINANCE CORPORATION WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; and UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 31st day of March 2023, the following described property as set forth in said Final Judgment, to wit: LOT 167, WILLIAM'S PRESERVE PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 10 THROUGH 13, INCLUSIVE, OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit

to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 28th day of February 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 771270 Coral Springs, FL 33077 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 22-01705 March 3, 10, 2023 23-00328K

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION **CASE NO. 2022CA0032470000000 GRANADA INSURANCE COMPANY, Plaintiff, vs. DELDRICK DURANT, an individual; LORETHA DURANT, an individual; MARS RDZ TRANSPORT INC., a Florida corporation; and RAYMOND HERNANDEZ, an individual, Defendants.** TO: Loretha Durant, 120 Avenue West NE, Winter Haven, FL 33881, Orlando, FL 33881 YOU ARE HEREBY NOTIFIED that an action for declaratory judgment has been filed against you in the above styled case and in the above referenced

court. You are required to file written defenses, if any, with the clerk of the court and to serve a copy on or before March 21, 2023, on Daniel B. Robinson, plaintiff's attorney, whose address is Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134. To be published for 4 consecutive weeks in the Business Observer. DATED on February 10, 2023 Stacy M. Butterfield As Clerk of the Court (SEAL) By /s/ April Cummins As Deputy Clerk Daniel B. Robinson, plaintiff's attorney Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134 1054928/312589046.v1 Feb. 17, 24; Mar. 3, 10, 2023 23-00229K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE NO.: 2022-CA-2363** LORE LENDING GROUP, INC. a Florida corporation, LORE INVESTMENT - MISTY, LLC, a Florida Limited Liability Company, JOHN J. ROONEY, CPA, PA, a Florida Professional Association and ACL ENTERPRISES, LLC, a Florida Limited Liability Company Plaintiffs, vs. **DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION Defendants.** NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered FEBRUARY 23, 2023 in Civil Case No. 2022-CA-002363 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment-Misty, LLC, John J. Rooney, CPA, PA and ACL Enterprises, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27TH day of MARCH, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: PARCEL 302 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along= the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence

South 0°45' East 10ti feet, thence North 89°45' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45' West 35 feet to the Point of Beginning, PARCEL 303 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 585 feet for a Point of Beginning, thence South 0°45' East 100 Feet, thence North 89°40' East 35 feet; thence North 0°45' West 100 feet; thence South 89°45' West 35 feet to the Point of Beginning. The Post Office address of the Property is: 2626 Shiner Drive, Lake Wales, Florida 33898 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Email: mark@lorelegal.com, Attorney for Plaintiff March 3, 10, 2023 23-00314K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA **Case No. 23-CA-000546** FEDERICO-STOPA HOLDINGS, LLC, as Trustee of the Althea Drive Land Trust, and as Trustee of the Polk City Land Trust, Plaintiffs, v. **BYUNG OK SUH, YUN JU SUH, SCHOOLS OUT LUNCH, INC., a North Carolina corporation, and JEFFREY HARTDORN, Defendants.** STATE OF FLORIDA To: Byung Ok Suh, Yun Ju Suh, Schools Out Lunch, Inc., a North Carolina corporation, and Jeffrey Hartdom, and all parties having or claiming to have any right, title or interest to the property described below, whose residence is UNKNOWN. YOU ARE NOTIFIED that an action to quiet title to the following properties in Polk County, Florida: Lot 1 Block 15 INDIAN LAKES ESTATES UNIT 15, according to the Plat thereof recorded in Plat Book 40, Page 48, of the Public Records of Polk County, Florida and The South 200.00 feet of the North 398.00 feet of the West 273.00 feet of the East 813.00 feet of Section 8, Township 26 South, Range 26 East. Less and except the West 33 feet thereof for road right-of-way. a.k.a. Tract number 34 of Unit C of the unrecorded plat of Groveland Ranch Acres Tax Parcel Number: 26-26-08-000000-011190 and The South 132.00 feet of the North 264.00 feet of the East ½ of the NE ¼

of the NE ¼ of SE ¼ lying and being in Section 8, Township 26 South, Range 26 East, Polk County, Florida less road R/W. a.k.a. Tract A-17 of the unrecorded plat of Orlando Pines. Tax Parcel Number: 26-26-08-000000-021250 has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy within thirty (30) days after the first publication of the Notice of Action upon Vestalia Aylsworth, Esq., Plaintiffs attorney, whose address is 12307 SW 143rd Ln, Miami, FL 33186-6026 and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in 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 27 day of February, 2023 CLERK OF THE COURT Stacy M. Butterfield By: /s/ Asuncion Nieves Deputy Clerk Vestalia Aylsworth, Esq., Plaintiffs attorney, 12307 SW 143rd Ln, Miami, FL 33186-6026 March 3, 10, 17, 24, 2023 23-00323K

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION **Case #: 532023CA000036000000** DIVISION: 11 **Nationstar Mortgage LLC Plaintiff, vs.- Lillian Garcia; Unknown Spouse of Lillian Garcia; Poinciana Village Three Association, Inc.; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).** TO: Lillian Garcia: LAST KNOWN ADDRESS: 605 Tamarin Lane, Kissimmee, FL 34759 and Unknown Spouse of Lillian Garcia: LAST KNOWN ADDRESS: 605 Tamarin Lane, Kissimmee, FL 34759 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particu-

larly described as follows: LOT 13, BLOCK 103, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 605 Tamarin Lane, Kissimmee, FL 34759. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Default Date: March 23, 2023 WITNESS my hand and seal of this Court on the 14th day of Feb., 2023. Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff 2424 North Federal Highway Suite 360 Boca Raton, FL 33431 22-327483 FCO1 CXP March 3, 10, 2023 23-00294K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA **CASE N.: 2022CA003381000000** Forge Trust Company CFBO: Dianne Alderman IRA Account #708859, and Forge Trust Company CFBO: Patricia Robyn Faulkner IRA Account #500926, Plaintiffs, vs. **Nivek Equity Management, LLC, a Florida limited liability company; Kevin J. Tavares; Polk County a political subdivision of the State of Florida; State of Florida Department of Revenue Defendants** NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CASE No.: 2022CA003381000000 Forge Trust Company CFBO: Dianne Alderman IRA Account #708859, and Forge Trust Company CFBO: Patricia Robyn Faulkner IRA Account #500926, Plaintiffs, vs. Nivek Equity Management, LLC, a Florida limited liability company; Kevin J. Tavares; Polk County a political subdivision of the State of Florida; State of Florida Department of Revenue Defendants NOTICE IS HEREBY GIVEN, pursuant to Order on PLAINTIFFS MOTION FOR FINAL DEFAULT JUDGMENT to foreclose dated the 17th day of February, 2023 and entered in Case No. 532022CA003381000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Forge Trust Company CFBO: Dianne Alderman IRA Account #708859, and Forge Trust Company CFBO: Patricia Robyn Faulkner IRA Account #500926, is the Plaintiff and Nivek Equity Management, LLC, a Florida limited liability company; Kevin J. Tavares; Polk County a political subdivision of the State of Florida; and, State of Florida Department of Revenue are the Defendants. Stacy M. Butterfield as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at:

www.polk.realforeclose.com at 10:00 AM on the 24th day of March, 2023. The following described property as set forth in said Final Judgment to wit: Lots 1 and 2, of G.N. KIRCH SUBDIVISION, according to the plat thereof recorded in Plat Book 5, Page 21, of the Public Records of Polk County, Florida; AND a strip of land 25 feet wide lying West of and adjacent to said Lot 1, being a portion of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 29 South, Range 27 East. Property Address: 318 Starr Avenue, Lake Wales, Florida 33859. IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 23rd day of February, 2023 THE MARECKI LAW FIRM, P.A. Attorneys for the Plaintiff(s) 8461 Lake Worth Rd. Lake Worth, FL 33467 Tel: (561)-532-4517 Fax: (800)-863-3315 PE. service@mylegaladvocate.com SE: tim@mylegaladvocate.com /s/ Timothy D. Marecki TIMOTHY D. MARECKI, ESQ. Fla. Bar No. 114105 March 3, 10, 2023 23-00315K

SECOND INSERTION

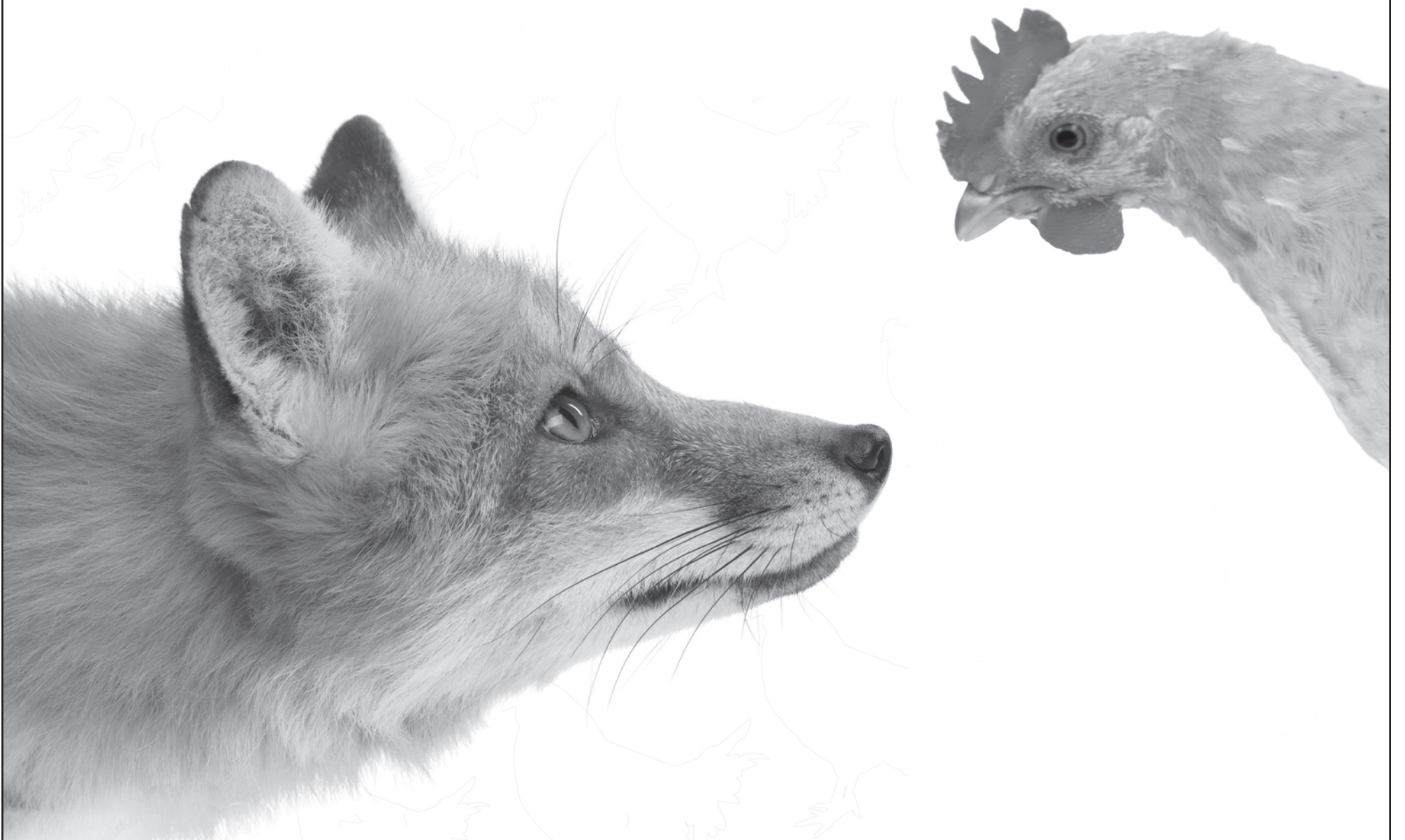
NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION **Case #: 532022CA003137000000** DIVISION: 11 **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS CWAIT, INC., ALTERNATIVE LOAN TRUST 2006-6CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-6CB Plaintiff, vs.- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Philomena Valdes a/k/a Philomena A. Valdes a/k/a Phyllis Valdes f/k/a Phyllis Isbell f/k/a Philomena Aliano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Jammie C. Isbell; Wendell Anthony Isbell; Jenny Marie Valdes a/k/a Jenny M. Valdes; Unknown Spouse of Jammie C. Isbell; Unknown Spouse of Wendell Anthony Isbell; Unknown Spouse of Jenny Marie Valdes a/k/a Jenny M. Valdes; State of Florida Department of Revenue; Clerk of the Circuit Court for Polk County, Florida; Whisper Lake Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).** TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Philomena Valdes a/k/a Philomena A. Valdes a/k/a Phyllis Valdes f/k/a Phyllis Isbell f/k/a Philomena Aliano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons

claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: LOT 9, WHISPER LAKE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. more commonly known as 918 Whisper Lake Drive, Winter Haven, FL 33880. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Default Date: March 23, 2023 WITNESS my hand and seal of this Court on the 14 day of Feb., 2023. Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff 2424 North Federal Highway Suite 360 Boca Raton, FL 33431 22-326432 FCO1 ALW March 3, 10, 2023 23-00293K

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers

