Public Notices

Business Ibserver PAGES 17-24

PAGE 17 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 21 - JULY 27, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.

53-2023-CP-002108-0000-XX IN RE: ESTATE OF **BENNIE FRANKLIN PARKS** Deceased.

The administration of the estate of Bennie Franklin Parks, deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is 255 W. Church St., Bartow, FL 33930. 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0014380000XX IN RE: ESTATE OF MALCOLM B. SHEPHERD

Deceased. The administration of the estate of Malcolm B. Shepherd, deceased, whose date of death was March 3, 2023, 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING 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 July 21, 2023. **Personal Representative:** Lisa McNatt 2557 Biscotto Cir.

Davenport, Florida 33897 Attorney for Personal Representative: Kristen M. Jackson Attorney Florida Bar Number: 394114 JACKSON LAW PA 5401 S KIRKMAN RD., Ste 310 ORLANDO, FL 32819 Telephone: (407) 363-9020 Fax: (407) 363-9558 E-Mail: kjackson@jacksonlawpa.com Secondary E-Mail: tengberg@jacksonlawpa.com July 21, 28, 2023 23-01037K

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

File No. 2023-CP-0023360000XX IN RE: ESTATE OF BONITA A. POUST Deceased.

The administration of the Estate of Bonita A. Poust, deceased, whose date of death was May 10, 2023, 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 oth-

er 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-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

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

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

NOTWITHSTANDING 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 July 21, 2023. Personal Representative: Gregory A. Poust 137 Mandolin Drive Winter Haven, FL 33884 Amy J. Bennetch

4764 E. Sunrise Drive, Box 793 Tucson, AZ 85718 Attorney for Personal Representative: John M. Sakellarides Attorney for Personal Representative Florida Bar No. 935107

John M. Sakellarides, P.A. 29605 U.S. Hwy 19 North, Suite 110 Clearwater, FL 33761 Telephone: (727) 78-1228 E-mail: john@jsaklaw.com 23-01023K July 21, 28, 2023

FIRST INSERTION

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

notice is July 21, 2023. ELIZABETH GEIGER,

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 Scott@srblawyers.com Secondary Email: angelica@srblawyers.com 23-01033K

CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No. 2023-CA-000143 Honorable Judge: MASTERS PLANET HOME LENDING, LLC Plaintiff, Vs. TARA DENISE JACKSON: CENTRAL POINTE HOMEOWNERS ASSOCIATION, INC.: KEITH WAYNE GAINES: UNKNOWN SPOUSE OF KEITH

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-

If you are a person with a disability

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 23CP-2290 IN RE: ESTATE OF Carol W. Lehman a/k/a Carol Joan Lehman

deceased. The administration of the estate of Carol W. Lehman a/k/a Carol Joan Lehman, deceased, Case Number 23CP-2290, 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY,

FLORIDA

Division: 14

IN RE: ESTATE OF

Deceased.

date of death was November 19, 2022,

is pending in the Circuit Court for Polk

County, Florida, Probate Division, the

address of which is P.O. Box 9000, Bar-

tow, FL, 33831-9000. The names and

addresses of the personal representa-

tive and the personal representative's

All creditors of the decedent and oth-

er 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

and other persons having claims or de-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

Case Number: 23CP-2471 IN RE: ESTATE OF

Judith Arlene Stafford

deceased. The administration of the estate of Ju-

dith Arlene Stafford, deceased, Case

Number 23CP-2471, 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

All other creditors of the decedent

OF THIS NOTICE ON THEM.

attorney are set forth below.

FIRST INSERTION

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 July 21, 2023. /s/ Dolores M. Bell

Dolores M. Bell

Personal Representative Address: 3117 Henderson Circle East, Lakeland, FL 33803

/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 23-01015K

July 21, 28, 2023

FIRST INSERTION

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING 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 July 21, 2023. **Personal Representative:**

/s/ Cortina Walker Carter Cortina Walker Carter

8337 Ariel Street

Houston, Texas, 77074 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: 3054484244 E-Mail: rudy@suarezlawyers.com July 21, 28, 2023 23-01032K

FIRST INSERTION

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 BARREI

PLAT BOOK 45, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA TOGETHER WITH all the improvements now or hereafter

erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

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 FLORIDA STATUTES SEC-IN TION 733.702 WILL BE FOREVER BARRED

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

notice is July 21, 2023. Personal Representative: Patricia M. Shepherd

2100 W. Lake Hamilton Drive Winter Haven, Florida 33881 Christopher R. Dingman Attorney Florida Bar Number: 103280 Johnson Pope Bokor Ruppel & Burns LLP 401 E. Jackson Street. Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 July 21, 28, 2023 23-01024K

FIRST INSERTION

Notice of Foreclosure Sale IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO.: 2022CC006490000000 JUDGE: ROBERT G. FEGERS BE A MAN BUY LAND, LLC, a Florida limited liability company Plaintiff, v.

KIMBERLY RENEE MARSH, UNKNOWN SPOUSE OF KIMBERLY RENEE MARSH. AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY,

Attorney for Personal Representative:

E-Mail: christopherd@jpfirm.com Secondary E-Mail: sarae@jpfirm.com

10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP002252000XX

IN RE: ESTATE OF JUDITH ANN GEIGER, Deceased.

The administration of the estate of JUDITH ANN GEIGER, Deceased, whose date of death was August 3, 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 helow.

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

Primary Email: July 21, 28, 2023 FIRST INSERTION

ED HEREIN.

who needs any accommodation in order in this proceeding,

are entitled, at no cost to you, to the provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

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

before the scheduled appearance is less

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

PROBATE DIVISION File No. 2023CP0009050000XX BARBARA ANN WALKER. ER BARRED. NOTWITHSTANDING THE TIME The administration of the estate of Barbara Ann Walker, deceased, whose

The date of first publication of this

Defendants.

IS HEREBY GIVEN NOTICE pursuant to a Final Judgment of Foreclosure dated April 12, 2023 and an Order Resetting Foreclosure Sale dated July 10, 2023 and entered in Case No. 2022CC006490000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, whereby BE A MAN BUY LAND, LLC, a Florida limited liability company, is the Plaintiff and KIMBERLY RENEE MARSH, UNKNOWN SPOUSE OF KIMBERLY RENEE MARSH, AND UNKNOWN TENANT(S) IN POSSESSION are the Defendants. 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 a.m. on August 14, 2023 the following described property as set forth in the Final Judgment of Foreclosure, to wit: Parcel ID: 25-28-14-345100-

000150 LOT 15, PINE CREST COURT,

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, (863) 534-4690, at least 7 days before your scheduled court appearance or upon receipt of the notification); if you are hearing or voice impaired, call 711.

Dated on July 14, 2023 /s/ Rene S. Griffith RENE S. GRIFFITH Florida Bar No. 0041208 Attorney for Plaintiff BE A MAN BUY LAND 4260 S.E. Federal Highway Stuart, Florida 34997 Telephone (772) 546-4101 reneg@beamanbuyland.com July 21, 28, 2023 23-01026K

TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT

CAINER

Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 7, 2023 in the above-styled cause, I will sell to the highest and best bidder for cash online at www.polk. realforeclose.com, bidding begins at 10 a.m. Eastern Time on August 21, 2023, the following described property:

LOT 105, CENTRAL POINTE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RE-CORDED IN PLAT BOOK 144, PAGES 9, 10 AND 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA PARCEL ID: 262830-639012-001050 Commonly Known as: 1849 WALLACE MANOR LN, WIN-TER HAVEN, FL 33880

FIRST INSERTION Notice is hereby given that OLGA

Respectfully submitted this July 17, 2023 /s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991

Fla. Bar No.: 0057873 Attorney for Plaintiff Service: mattw@wasingerlawoffice.com

23-01025K July 21, 28, 2023



Bartow orida 33 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

The date of first publication of this notice is July 21, 2023.

/s/ Sharlotte M. Wilkerson f/k/a Sharlotte Marie Stafford **Personal Representative** Address: 1312 Collins Lane, Lakeland, Florida 33803-2312 /s/ 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 23-01041K

All other creditors of the decedent

July 21, 28, 2023



FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 8/4/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S.715.109: A 2005 HMMT mobile home bearing vehicle identification numbers FLHMBA173951328A and FLHMBA173951328B and all personal items located inside the mobile home.

Last Tenant: Joseph Ward, Bernadette Frances Ward, Estate of Bernadette Frances Ward and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Bernadette Frances Ward. Sale to be held at: Windmill Village, 240 BayBreeze Loop, Davenport, Florida 33897, (863) 420-7177. 23-01042K July 21, 28, 2023

ROY, OWNER, desiring to engage in business under the fictitious name of O & E ARTS located at 1017 GRIFFIN RD, APT 301, LAKELAND, FLORIDA 33805 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.

23-01040K July 21, 2023

FIRST INSERTION

NOTICE OF SALE UNDER F.S.

CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

18

CASE NO. 2021CA002488 ESTATES AT LAKE HAMMOCK HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

MARIA ELISA OTERO MERCA-DO; UNKNOWN SPOUSE OF MA-RIA ELISA OTERO MERCADO; JUAN RAMON OTERO NEGRON; UNKNOWN SPOUSE OF JUAN **RAMON OTERO NEGRON & ANY** UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Summary Judgment dated July 3, 2023, and in Case No. 2021CA002488 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which ESTATES AT LAKE HAMMOCK HOMEOWNERS AS-SOCIATION, INC., the Plaintiff and MARIA ELISA OTERO MERCADO; JUAN RAMON OTERO NEGRON; UNKNOWN SPOUSE OF JUAN RAMON OTERO NEGRON NKA BRENDA L. MORALES OTERO the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com. at 10:00 a.m. on October 31. 2023, the following described property set forth in the Final Summary Judgment: Lot 23, of Estates at Lake Hammock, according to the plat thereof, as recorded in Plat Book 171, Page 23, of the Public Records of

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.

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

hearing or voice impaired, call 711. WITNESS my hand this 13th day of July 2023. By: /s/ Sarah E. Webner Sarah E. Webner, Esq.

Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff July 21, 28, 2023

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION

CASE NO.: 2015CA00456000000 FIRST-CITIZENS BANK & TRUST COMPANY

Plaintiff(s), vs. VICTORIA S. STEWART; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on July 7, 2023 in the abovecaptioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45. Florida Statutes on the 11th day of August, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 17, Belmont Park, according to map or plat thereof as recorded in Plat Book 152, Page 31 and 32, Public Records of Polk County, Florida.

Property address: 5087 Belmont Park Lane, Mulberry, FL 33860 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.

AMERICANS WITH DISABILI-

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

CASE NUMBER: 2022-CP-02908

IN RE: ESTATE OF

JOSEPH BODWIN, SR

Deceased.

The administration of the Estate of Jo-

Polk County, Florida.

If you are a person with a disabil-

23-01007K

TIES ACT. IF YOU ARE A PER-

SON 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 AD-MINISTRATOR. 255 N. BROAD-WAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IM-PAIRED, CALL 711. Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 20-008157-1 Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties. July 21, 28, 2023 23-01006K

TICE ON THEM. All other creditors of the decedent

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2020-CA-000806 U.S. BANK NATIONAL

ASSOCIATION. Plaintiff,

COURTNEY CASSIE A/K/A COURTNEY LLOYD CASSIE A/K/A COURTNEY L. CASSIE, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 17, 2023, and entered in Case No. 53-2020-CA-000806 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Courtney Cassie a/k/a Courtney Lloyd Cassie a/k/a Courtney L. Cassie, Michele Keisha Ann Grant a/k/a Michele Grant , Florida Housing Finance Corpora-tion, Country Chase of Central Florida Homeowners Association, Inc., State of Florida, Department of Revenue, Cindy A. Zellner, Polk County, Florida Clerk of the Circuit Court, Tiffini Griffin-Norton f/k/a Tiffini Griffin., Unknown Party#1, Unknown Party#2, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www. polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 15, 2023 the following described prop-

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY,

FLORIDA

CASE NO.

532022CA003386000000

Defendants NOTICE IS GIVEN that, in accordance

with the Order on Plaintiff's Motion to

Cancel and Rescheduled Foreclosure

PENNYMAC LOAN SERVICES,

LEO GORDON, III, ET.AL;

LLC;

Plaintiff, vs.

erty as set forth in said Final Judgment of Foreclosure: LOT 52, COUNTRY CHASE,

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A 7810 COUNTRY CHASE AVE, LAKELAND, FL 33810

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

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

Dated this 18 day of July, 2023. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida. Bar # 106621 Justin Ritchie, Esq. CT - 20-004142 July 21, 28, 2023 23-01043K

who needs any accommodation in order to participate in this proceeding, you Andrew Arias, Esq. FBN: 89501 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; ServiceFL2@mlg-defaultlaw.com MLG No.: 22-01517 / CASE NO.: 532022CA003386000000 July 21, 28, 2023 23-01034K

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

CASE NO. 2021CA002869000000 AMERICAN ADVISORS GROUP, Plaintiff.

VIVIAN T. EHRITZ, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSÍGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS Final Judgment, to wit: ALL THE FOLLOWING DE-SCRIBED LOT, PIECE OR PAR-CEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF POLK, STATE OF FLORIDA. TO-WIT: LOT 169, GARDEN GROVE SOUTH ADDITION, ACCORD-ING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

RE-NOTICE OF

FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 532019CA005029000000 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,

Plaintiff, vs. **BENJAMIN ALSTON; TATESHA** ALSTON; WHISPERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC. ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant

to an Order Rescheduling Foreclosure Sale filed June 9, 2023 and entered in Case No. 532019CA005029000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Flor-ida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; WHIS-PERING TRAILS HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.; ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN GENERAL FINANCIAL SERVICES OF AMERICA, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. POLK.REALFORECLOSE.COM, at 10:00 A.M., on August 7, 2023, the fol-

FIRST INSERTION

lowing described property as set forth in said Final Judgment, to wit: LOT 38, WHISPERING TRAILS PHASE 1, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 130, PAGES 37 AND 38, OF THE PUBLIC RECORDS

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

This notice is provided pursuant to Administrative Order No.1-21.5. In accordance with the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assis-tance. Please contact the Office of the Court Administrator, 255 North Broadway Avenue, Bartow, FL 33830, Phone No. (863) 534-4686 at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice im-paired, call 711.

Dated this 12th day of July 2023. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 19-01854 CMS V6.20190626 July 21, 28, 2023 23-01004K

FIRST INSERTION

LAND, FL 33805 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. IMPORTANT

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

WITNESS my hand and the seal of the court on July 13, 2023. GHIDOTTI | BERGER LLP Attorneys for Plaintiff 1031 North Miami Beach Blvd North Miami Beach, FL 33162 Telephone: (305) 501.2808 Facsimile: (954) 780.5578 By: /s/ Tara L. Messinger Chase A. Berger, Esq. Florida Bar No.: 083794 Tara L. Messinger, Esq. Florida Bar No. 0059454 fcpleadings@ghidottiberger.com July 21, 28, 2023 23-01013K

FIRST INSERTION

FIRST INSERTION against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF

SERVICE OF A COPY OF THIS NO-

Sale dated July 12, 2023, in the abovestyled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose. com, on August 16, 2023, the following described property: Lot 3 , in Block B , of Chelsea Oaks

Phase Two-A, according to the Plat thereof, as recorded in Plat Book 156, Page 34, of the Public Records of Polk County, Florida. Property Address: 6374 TOR-RINGTON CIR, LAKELAND, FL 33811-0000

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com

FIRST INSERTION

FIRST INSERTION

DIVISION

WHO MAY CLAIM AN INTEREST

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 PROVID-ED HEREIN. If you are a person with a disability

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. /s/ Andrew Arias Attorneys for Plaintiff Marinosci Law Group, P.C.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO .:

532022CA003275000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-

MINERVA GONZALEZ and MIGUEL ANGEL MERCADO, et al,

Florida, wherein MIGUEL ANGEL MERCADO; MINERVA GONZA-LEZ; VILLAGES AT BRIDGEWATER COMMUNITY ASSOCIATION, INC., ISPC., are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at www.polk.realforeclose.com on August 9, 2023, at 10:00 AM, the following described real property as set forth in

AT BRIDGEWATER VILLAGE 4 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 159 PAGE(S) 33 THROUGH 35 INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA. and commonly known as 6290 MANITOBA DRIVE, LAKE-

Property Address: 913 S HERON CIRCLE, WINTER HAVEN, FL 33884

Any person claiming an interest in the

TT-V, Plaintiff. v.

Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on July 5, 2023, and entered in Case No. 2022-CA-003275 in the Circuit Court of the 10th Judicial Circuit in and for Polk County,

said Final Judgment, to wit: LOT 5 BLOCK C VILLAGES

seph Bodwin, Sr., whose date of death was April 8, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate CC-4, P.O. Box 9000, Bartow, FL 33831-9000. The names and address of the personal representative and personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is July 21, 2023.

Persons giving Notice: SYLVIA MARTINEZ, Personal Representative c/o 2033 Main Street, Suite 404 Sarasota, Florida 34237

C. Ted French, Esq. Attorney for Personal Representative Florida Bar No 173400 2033 Main Street, Suite 404 Sarasota, Florida 34237 (941) 955-0908 - phone ted@tedfrench.org July 21, 28, 2023 23-01036K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of SHARON BLANCO and DAVID ROGNAS, if deceased any unknown heirs or assigns, will, on August 2, 2023, at 10:00 a.m., at 323 Pearl Avenue, Lot 323, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1969 BROA MOBI 16D9ES1762, TITLE N	IO.: 0003597347,
and all other personal	property located
therein	
PREPARED BY:	
J. Matthew Bobo	
Lutz, Bobo & Telfair, P	.A.
2 North Tamiami Trail	, Suite 500
Sarasota, Florida 3423	6
July 21, 28, 2023	23-01038K

IN THE ESTATE OF LOUIS J. EHRITZ, DECEASED, AND LOUIS ERIC EHRITZ, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2021CA002869000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff and VIVIAN T. EHRITZ; UNKNOWN SPOUSE OF VIVIAN T. EHRITZ; LOUIS ERIC EHRITZ; THE UN-KNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGN-EES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LOUIS J. EHRITZ, DECEASED; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT: POLK COUNTY, FLORIDA; KRIS-TEN KELLY STEWART; WALTER JOSEPH EHRITZ: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LAURA EHRITZ, DECEASED 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 August 22, 2023, the following described property as set forth in said surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes. Section 45.031.

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs 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 13 day of July, 2023. By: S Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 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 21-088292 - ArC July 21, 28, 2023 23-01014K

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

CASE NO. 532022CA001706000000 MIDFIRST BANK Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF ROBERT B. DANA, DECEASED: MARY DANA STARKEY PIKARSKY; RACHEL ELIZABETH **PIKARSKY; UNKNOWN TENANT** 1; UNKNOWN TENANT 2; UNITED STATES OF AMÉRICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 07, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 26, OF REPLAT OF UNIT NO. 3, JAN PHYL VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORD-ED IN PLAT BOOK 41, PAGE 21, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 201 6TH JPV STREET, WINTER HAVEN, FL 33880-1216

at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on August 11, 2023 beginning at 10:00 AM.

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

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

this 14th. day of July, 2023. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000007812 July 21, 28, 2023 23-01022K

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET: NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL AS-SESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

11:30 a.m.

Upcoming Public Hearings, and Regular Meeting The Board of Supervisors ("Board") for the Lakeside Preserve Community Development District ("District") will hold the following two public hearings and a regular meeting: Dat Wednesday, August 16, 2023

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cation:		

Tin

Lo

4202 Pipkin Creek Road

Heritage Baptist Church

Lakeland, Florida 33811

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed Budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2021 – September 30, 2022)	Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023)	Change in Annual Dollar Amount
Phase 1 - platted	135	1.0	\$645.16	\$724.81	\$79.65
Phase 2 - unplatted	160	0.5	\$316.31	\$316.31	\$0.00
Phase 3 - unplatted	166	0.5	\$316.31	\$316.31	\$0.00

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authority and the county of the c rized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time. Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3501 Quadrangle Bou-levard, Suite 270, Orlando, Florida 3281, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District

Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District ("District") prior to June 15, 2023, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"); and WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget. 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: HOUR:	August 16, 2023 11:30	
LOCATION:	Heritage Baptist Church	
	4202 Pipkin Creek Road	
	Lakeland, FL 33811	

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lakeland and Polk County at least 60 days prior to the hearing set abov

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law. 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

By:/s/ L. Saunders

PASSED AND ADOPTED THIS 31st DAY OF MAY, 2023. LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

ATTEST: /s/ J. Gaarlandt

Secretary Its:_Chairperson

July 21, 28, 2023

FIRST INSERTION FIRST INSERTION than the property owner as of the date of the lis pendens, must file a NOTICE OF FORECLOSURE SALE NOTICE OF FORECLOSURE SALE DEFENDANT(S) WHO ARE ALL UNKNOWN PARTIES CLAIM-AMERICANS WITH DISABILITIES IN THE CIRCUIT COURT FOR PURSUANT TO CHAPTER 45 NOT KNOWN TO BE DEAD ING BY, THROUGH, UNDER AND THE TENTH JUDICIAL CIRCUIT claim before the clerk reports the sur-IN THE CIRCUIT COURT OF THE OR ALIVE, WHETHER SAID AGAINST THE HEREIN NAMED plus as unclaimed. IN AND FOR TENTH JUDICIAL CIRCUIT UNKNOWN PARTIES MAY CLAIM INDIVIDUAL DEFENDANT(S) POLK COUNTY, FLORIDA AN INTEREST AS SPOUSES, Pursuant to the Fla. R. Jud. Ad-WHO ARE NOT KNOWN TO BE IN AND FOR CIRCUIT CIVIL DIVISION min. 2.516, the above signed counsel POLK COUNTY, HEIRS, DEVISEES, GRANTÉES, DEAD OR ALIVE, WHETHER



ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broad-

23-01011K

MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-0A11 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-**OA11** Plaintiff(s), vs. JOHANES ROSELOF JACOBUS OOSTERVEEN JOHANNES ROSELOF JACOBUS OOSTERVEEN A/K/A JOHANNES ROELOF JACOBUS

CASE NO.: 2019-CA-000200

THE BANK OF NEW YORK

OOSTERVEEN ; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on July 10, 2023 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of

Foreclosure or order, to wit: Lot 10, Lago Vista Golf Estates, Phase 1, according to the map of plat thereof as recorded in Plat Book 100, Page(s) 32, Public Records of Polk County, FL. Property address: 137 Golf Aire Boulevard, Haines City, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other

e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

for Plaintiff designates attorney@

padgettlawgroup.com as its primary

AMERICANS WITH DISABILI-TIES ACT. IF YOU ARE A PER-SON 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 AD-MINISTRATOR, 255 N. BROAD-WAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMME-DIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BE-FORE THE SCHEDULED APPEAR-ANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile)

attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-029291-1 July 21, 28, 2023 23-01035K

DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Plaintiff, VS. DONNA M. PURNELL A/K/A DONNA PURNELL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; JEANIA **RILEY: NATHAN PURNELL;** VEDA PURNELL; DONNA M. PURNELL A/K/A DONNA PURNELL AS PERSONAL. **REPRESENTATIVE OF THE;** SOLIVITA COMMUNITY ASSOCIAITON, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL

FLORIDA

CASE NO.: 2022CA00113000000

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that Abbott Hospitality Group, desiring to engage in business under the fictitious name of Entr'acte Coffee Company located at 3948 Whistlewood Cir. 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. July 21, 2023 23-01016K

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment, Final Judgment was awarded on April 28, 2023 in Civil Case No. 2022CA00113000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, DEUTSCHE BANK NATIONAL TRUST COM-PANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14 is the Plaintiff, and DONNA M. PURNELL A/K/A DONNA PUR-NELL; UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, SURVIV-ING SPOUSE, GRANTEES; JEANIA RILEY; NATHAN PURNELL; VEDA PURNELL; DONNA M. PUR-NELL A/K/A DONNA PURNELL AS PERSONAL REPRESENTATIVE OF THE; SOLIVITA COMMUNITY ASSOCIAITON, INC.; ANY AND

OR OTHER CLAIMANTS

Defendant(s)

FIRST INSERTION

Notice is hereby given that ZALOCAL LOCKSMITH LLC, OWNER, desiring to engage in business under the fictitious name of 119 LOCKSMITH located at 5912 JUNE STREET, LAKELAND, FLORIDA 33812 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 365.09 of the Florida Statutes. 23-01018K July 21, 2023

CLAIM AN INTEREST AS SPOUS-ES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS are Defendants

SAID UNKNOWN PARTIES MAY

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on August 28, 2023 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 245 SOLIVITA PHASE 7A ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, AT PAGES 20-31, OF THE PUBLIC RE-CORDS OF POLK COUNTY FLORIDA

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

IMPORTANT

way Avenue, Bartow, Florida 33830 (863) 534-4686, at least 7 days before vour 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 17 day of July, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2023.07.17 11:14:12-04'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5738B July 21, 28, 2023 23-01031K



FIRST INSERTION Notice is hereby given that ZALOCAL

LOCKSMITH LLC, OWNER, desiring to engage in business under the fictitious name of ALO LOCKSMITH located at 754 AVE N SE, WINTER HAVEN, FLORIDA 33880 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. July 21, 2023 23-01020K



FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CA004269000000 PENNYMAC LOAN SERVICES,

LLC. Plaintiff, vs.

MARIA C. PERDOMO, et al., Defendants.

TO: MARIA C. PERDOMO Current Residence Unknown

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

LOT 224, WIND MEADOWS, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 139, PAGE 11, OF THE PUBLIC RE-CORDS 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 De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before August 2, 2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that Mahaffey Associates Lake Dexter LLC, a Florida limited liability company, owner, desiring to engage in business under the fictitious name of "The Carlton At Lake Dexter", located in Polk County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 21, 2023 23-01017K

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 Central Florida Sealcoat Services located at 2187 Hemlock Ln, in the County of Polk, in the City of Lake Alfred, Florida 33850 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Alfred, Florida, this 17th day of July, 2023. Gregory John MacAvoy

July 21, 2023 23-01019K

FIRST INSERTION

UNDER FICTITIOUS NOTICE NAME LAW PURSUANT TO SEC-TION 865.09. FLORIDA STATUTES NOTICE ISHEREBY GIVEN that Olga Roy will engage in business under the fictitious name O & E Arts, with a physical address 1017 Griffin rd 301 Lakeland, Florida 33805, with a mailing address 1017 Griffin rd 301 Lakeland, Florida 33805, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 21, 2023 23-	01039K
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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 com plaint

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

WITNESS my hand and the seal of this Court this 26 day of June, 2023. STACY M. BUTTERFIELD, CPA

As Clerk of the Court (SEAL) By /s/ Asuncion Nieves

As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026. CORAL SPRINGS, FL 33310 23-02489

July 21, 28, 2023 23-01003K

FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A 1988 Mobile Home, VIN

T256MB26494A/ T256MB26494B and the contents therein, if any abandoned by previous tenants, Henry Burley Zofchak and Donna

Lucille Zofchak On August 3, 2023 at 9:00am at Shipp Reck Harbor Mobile Home Park, 86 Gasparilla Pass, Winter Haven, FL

33880. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Shipp Reck Harbor MHP By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com July 21, 28, 2023 23-01008K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of Dennis Michael Bennett will on 2nd day of August 2023, at 10:00 a.m., on property at 2405 State Road 60 E., Lot #47, Bartow, Polk County, Florida 33830, in Peace River Village, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1989 FLEE Mobile

Home VIN #s: FLFLJ79A08269GL/

FLFLJ79B08269GL Title#s:0046864743/0046818844 PREPARED BY: Rosia Sterling

Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 July 21, 28, 2023 23-01009K

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 The Blue Pineapple Group located at 123 Tennessee Ave in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of July, 2023. The Blue Pineapple Group Prestige LLC Hollie Tutrani July 21, 2023 23-01010K

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY FLORIDA CASE NO. 2023 CA 004754 PHH MORTGAGE CORPORATION, Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VINCENT SCOTTMAN A/K/A VINCENT L. SCOTTMAN, DECEASED, et. al. Defendant(s),

TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF VIN-CENT SCOTTMAN A/K/A VINCENT L. SCOTTMAN, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage be-

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

following property: THE NORTH 1/2 OF THE SOUTH 133.34 FEET OF THE WEST 1/2 OF LOT 7, CAPT. W. B. BONACKER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 1, PAGE 57, OF THE PUBLIC RECORDS

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-002225

FLAGSTAR BANK, N.A., Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al., Defendants.

TO: Unknown Personal Representative of the Estate of Joseph Norman Pierce, Π

145 Palazzo Lane

Poinciana FL 34759 Unknown Heirs, Beneficiaries and Devisees of the Estate of Joseph

Norman Pierce, II 145 Palazzo Lane Poinciana FL 34759

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, 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, on Racquel A. White, Esquire, the Plaintiff's attorney, whose address is Tiffanv & Bosco. P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION CASE NO. 532023CA004437000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. PEDRO MIGUEL PEREZ COSME; GIZELLE PEREZ; PLEASANT HILL ESTATES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s). TO: PEDRO MIGUEL PEREZ COSME Last Known Address 624 SPANISH PINE RD DAVENPORT, FL 33837 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: LOT 6, AS SHOWN ON THE PLAT ENTITLED "PLEASANT HILL ESTATES", RECORDED IN PLAT BOOK 168, PAGES 22 THROUGH 25, OF THE

PUBLIC RECORDS OF POLK

OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 15 FEET THEREOF.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 08/18/2023 /(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, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court at County, Florida, this 12 day of July, 2023. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 23-114723 July 21, 28, 2023 23-01029K

publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida. please contact the Tenth Judicial Circuit of Florida 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 as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 11 day of July, 2023.

Default Date: 8/18/2023 Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida (SEAL) By: /s/ Tamika Joiner DEPUTY CLERK Racquel A. White, Esquire, Plaintiff's attorney Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789

23-01012K July 21, 28, 2023

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (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 711. Default Date: August 9, 2023 DATED on July 3, 2023. /s/ Asuncion Nieves As Clerk of the Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com 1691-186497 / JMM July 21, 28, 2023 23-01021K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004321000000 LAKEVIEW LOAN SERVICING, LLC.

Plaintiff, VS.

THOMAS J. MIX; et al., Defendant(s).

TO: Unknown tenant #1 Last Known Residence: 1935 Fruitland Park Circle Eagle Lake, FL 33839

TO: Unknown tenant #2

Last Known Residence: 1935 Fruitland Park Circle Eagle Lake, FL 33839 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in POLK County, Florida: LOTS 55, 56, 57 AND 58, LESS

THE WEST 12.5 FEET OF LOT 55, OF FRUITLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS THE SOUTH 65 FEET THEREOF. TOGETHER WITH THAT CERTAIN 1985 SPRI MO-BILE HOME WITH VIN #'S GB1CS21358A & GB1CS21358B, WHICH HAVE BEEN PERMA-NENTLY AFFIXED TO THE PROPERTY.

has been filed against you and you are

NOTICE OF SALE CLERK REPORTS THE SURPLUS IN THE CIRCUIT COURT OF THE AS UNCLAIMED. THE COURT, IN TENTH JUDICIAL CIRCUIT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE AND FOR POLK COUNTY, FLORIDA OF THE CHANGED TIME OF SALE CASE NO. 2019CA003094000000 PENNYMAC LOAN SERVICES, SHALL BE PUBLISHED AS PROVID-ED HEREIN. If you are a person with a disability

Plaintiff, vs. ROBERT SPANGLER II, ROBERT SPANGLER, ET.AL;

LLC:

Defendants NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reopen case and Reschedule Foreclosure Sale dated June 22, 2023 in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com , on August 8, 2023, the following described property:

LOTS 473 AND 474 OF SOUTH LAKE WALES UNIT NUMBER SIX, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 43, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 247 JEFFER-SON ST, LAKE WALES, FL 33859 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE

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. 2023CA004473000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. PABLO A. RODRIGUEZ, et. al.

Defendant(s), TO: UNKNOWN SPOUSE OF PAB-LO A. RODRIGUEZ,

whose residence is unknown 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

FIRST INSERTION

required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before August 21, 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, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on July 14th, 2023. Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Lori Armijo

As Deputy Clerk ALDRIDGE | PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-1681B Ref# 4804

July 21, 28, 2023 23-01030K

who needs any accommodation in order to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time before the scheduled appearance is less

than 7 days; if you are hearing or voice

Andrew Arias, Esq. FBN: 89501

impaired, call 711. /s/ Andrew Arias

Suite 1045

Attorneys for Plaintiff

Marinosci Law Group, P.C.

Fort Lauderdale, FL 33309

Phone: (954) 644-8704;

Fax: (954) 772-9601

MLG No.: 19-02288 /

July 21, 28, 2023

GINNING.

FIRST INSERTION

100 West Cypress Creek Road,

ServiceFL@mlg-defaultlaw.com

ServiceFL2@mlg-defaultlaw.com

CASE NO.: 2019CA003094000000

LY RIGHT-OF-WAY LINE OF

SHERIDAN STREET SW, 55.00 FEET TO A COMMON COR-

NER OF SAID LOTS 12 AND

18 AND THE POINT OF BE-GINNING; THENCE SOUTH 66°01'11"E ALONG A COM-

MON LINE BETWEEN SAID LOTS 12 AND 18, 19.38 FEET; THENCE SOUTH 27°47'48" EAST ALONG A COMMON LINE BETWEEN SAID LOTS 12

AND 18, 82.07 FEET; THENCE

NORTH 34°49'24" WEST, 98.04

FEET TO THE POINT OF BE-

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 Plaintiff, whose address is 6409

Congress Avenue, Suite 100, Boca

Raton, Florida 33487 on or before

23-01005K

FIRST INSERTION

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

> LEE COUNTY leeclerk.ora

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH COUNTY hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY pinellasclerk.org

> POLK COUNTY polkcountyclerk.net

ORANGE COUNTY myorangeclerk.com

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 Statues: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable. A38 Tyrone Mc Clendon C05 Margaret Quinones M27 Bridgett Brown M15 Chris Grier Auction date: 08.29.2023 July 21, 28, 2023 23-01027K

on the following property:

LOT 18 IN BLOCK 3 OF THE SECOND REPLAT OF TRAN-QUILITY PARK SUBDIVI-SION, WINTER HAVEN, AS RECORDED IN PLAT BOOK 27, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, LESS AND EXCEPT: BEGINNING AT THE NORTH-EAST OR MOST NORTHERLY CORNER OF SAID LOT 18 RUN THENCE SOUTHEAST-ERLY ALONG THE NORTH-EASTERLY BOUNDARY A DIS-TANCE OF 156.03 FEET, MORE OR LESS TO THE SOUTHEAST OR MOST EASTERLY COR-NER OF SAID LOT, THENCE SOUTHWESTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID LOT A DISTANCE OF 66.05 FEET, THENCE NORTH-ERLY TO THE POINT OF BE-GINNING. AND A PART OF LOT 12, BLOCK 3 OF SECOND REPLAT OF TRANQUILITY PARK DIVISION, WINTER HAVEN, RECORDED IN PLAT BOOK 27, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA DESCRIBED AS: COMMENCE AT THE NORTH-

WESTERLY CORNER OF LOT

18, BLOCK 3 OF SAID RE-PLAT

AND RUN SOUTH 32°51'10

WEST ALONG THE EASTER-

August 17, 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 10 day of July, 2023.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Tamika Joiner DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. 22-045101 July 21, 28, 2023 23-01028K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 7/28/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 BROO mobile home bearing vehicle identification numbers FLFLH32A09421BF and FLFLH32B09421BF and all personal items located inside the mobile home. Last Tenant: Donald Albert Metz, Sandra Sue Metz,

Estate of Donald Albert Metz, Estate of Sandra Sue Metz and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Donald Albert Metz and Sandra Sue Metz. Sale to be held at: GCP Kings Pointe, LLC, 100 Winterdale Drive, Lake Alfred, Florida 33850, (863) 956-1503. July 14, 21, 2023 23-00989K

TO: Jose Marrero - address unknown

FOURTH INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA004138000000 GRANADA INSURANCE COMPANY, Plaintiff, vs. **BROADWAY ROADSIDE** SERVICES, INC., a Florida corporation; JOSE MARRERO, an individual; and OMAR SELIN GARCIA, an individual, Defendants.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023CP0017600000XX IN RE: ESTATE OF SOFIA GUZMAN, Deceased.

The administration of the estate of SO-FIA GUZMAN, deceased, whose date of death was December 27, 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, FL 33831-9000. The name and address 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

DATE:

TIME:

LOCATION:

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 July 27, 2023, on Daniel C. Shatz, plaintiff's attorney, whose address is Hin-shaw & 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 June 20, 2023 Stacy M. Butterfield As Clerk of the Court (SEAL) By /s/ Asuncion Nieves As Deputy Clerk Daniel C. Shatz, plaintiff's attorney Hinshaw & Culbertson LLP, 2525 Ponce de Leon Blvd., 4th Floor, Coral Gables, Florida 33134 1060142/313812902.v1 June 30; July 7, 14, 21, 2023 23-00927K

SECOND INSERTION

whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED

SECOND INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NO-

TICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL AS-SESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE

Upcoming Public Hearings, and Regular Meeting

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: July 14, 2023.

ELOY M. HERNANDEZ Personal Representative 827 Concord Lane Lakeland, FL 33809 ROBERT D. HINES Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 315 S. Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: rhines@hnh-law.com July 14, 21, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0014380000XX IN RE: ESTATE OF MALCOLM B. SHEPHERD

Notice to Creditors

IN THE CIRCUIT COURT FOR

POLK COUNTY FLORIDA

PROBATE DIVISION

File Number: 23-CP-001090

IN RE: ESTATE OF

Mary Lee Riddle

Deceased.

The administration of the estate of

MARY LEE RIDDLE, deceased, whose

date of death was February 22, 2022, is

pending in the Circuit Court for Polk County, Florida, Probate Division, the

address of which is Clerk of Courts,

Probate Department, 255 N. Broadway

Ave., Drawer CC-4, Bartow, Florida

33830. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

forth below.

All creditors of the decedent and oth-

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

KATHRYN MARIE PRICE, ET AL.

TO: KENNETH ROBERT DEWYER Current residence unknown, but whose last known address was: 327 EAGLECREST DR, Current residence unknown, but whose last known address was: 327 EAGLECREST DR, HAINES CITY, FL 33844-7755 YOU ARE NOTIFIED that an action

ing property in Polk County, Florida, to-wit.

NOTICE TO CREDITORS POLK COUNTY FLORIDA PROBATE DIVISION IN RE: ESTATE OF CAROLE DIANE WILSON

County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names

SECOND INSERTION

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING 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 July 14, 2023. **Personal Representative:**

Tonya Lee Riddle Payne 1916 Layon Street Lakeland, FL 33805

Attorney for Personal Representative: David C. Fall, Esq. P.O. Box 7044 Lakeland, FL 33807 July 14, 21, 2023 23-00978K

SECOND INSERTION

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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 WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

SECOND INSERTION

LAND MEADOWS, ACCORD-

ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE(S)

41 AND 42, OF THE PUBLIC

RECORDS OF POLK COUNTY,

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on EXL LEGAL,

PLLC, Plaintiff's attorney, whose ad-

dress is 12425 28th Street North. Suite

200, St. Petersburg, FL 33716, on or

before August 14, 2023 or within thirty

(30) days after the first publication of this Notice of Action, and file the

original with the Clerk of this Court at

P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, either before service

on Plaintiff's attorney or immediately

thereafter; otherwise, a default will be

entered against you for the relief de-

If you are a person with a disabil-

ity who needs any accommodation in

manded in the complaint petition.

FLORIDA.

OF THIS NOTICE ON THEM.

NOTICE.

CLAIM FILED TWO (2) YEARS OR copy of this notice is required to be served must file their claims with this MORE AFTER THE DECEDENT'S court ON OR BEFORE THE LATER DATE OF DEATH IS BARRED. The date of first publication of this OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF notice is July 14, 2023.

Personal Representative: Patricia M. Shepherd 2100 W. Hamilton Lake Drive Winter Haven, Florida 33881 Attorney for Personal Representative: Christopher R. Dingman Attorney Florida Bar Number: 103280 Johnson Pope Bokor Ruppel & Burns LLP 401 E. Jackson Street, Suite 3100 Tampa, Florida 33602 Telephone: (813) 225-2500 Fax: (813) 223-7118 E-Mail: christopherd@jpfirm.com Secondary E-Mail: sarae@jpfirm.com July 14, 21, 2023 23-00979K

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 the Court on this 6 day of July, 2023.

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

Deputy Clerk EXL LEGAL, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200, St. Petersburg, FL 33716 1000008485 July 14, 21, 2023 23-00990K

SECOND INSERTION

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.

AIMS NOT FILED WITH ALL CL

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 July 14, 2023. Personal Representative: /s/ Denise Mascola

Denise Mascola

10874 Burr Oak Way Burke, Virginia 22015 Attorney for Personal Representative: /s/ Lesly Vaillancourt

Lesly Vaillancourt

E-mail Addresses: les@longalaw.com, diana@longalaw.com Florida Bar No. 44518

ing two public hearings and a regular meeting :: August 4, 2023 10:00 a.m. Solterra Resort Amenity Center 5200 Solterra Blvd. Davenport, FL 33837

SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed Budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 2022 – Septem- ber 30, 2023)	Proposed An- nual O&M Assessment (October 1, 2023 – Septem- ber 30, 2024)	Change in Annual Dollar Amount
Per Platted Lot	1071	1.0	\$2,640.08	\$2,713.06	\$72.98
Per Platted Lot – Solterra Springs	118	1.0	2,022.16	\$2,084.32	\$62.16

23-00985K

Deceased. The administration of the estate of

Malcolm B. Shepherd, deceased, whose date of death was March 3, 2023, 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.

IN THE CIRCUIT COURT OF THE

CASE NO. 532023CA003333000000 MIDFIRST BANK

The Board of Supervisors ("Board") for the Solterra Resort Community Development District ("District") will hold the follow-Plaintiff, v. Defendants.

HAINES CITY, FL 33844-7755 KATHRYN MARIE PRICE

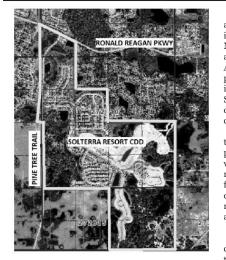
to foreclose a mortgage on the follow-

LOT 6, RESERVE OF HIGH-

IN THE CIRCUIT COURT FOR File No: 2023CP0017310000XX

Deceased. The administration of the estate of Carole Diane Wilson, deceased, whose date of death was February 8, 2023, is pending in the Circuit Court for Polk

BARRED. er persons having claims or demands PERIODS SET FORTH ABOVE, ANY against decedent's estate on whom a



The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the

hearings and meeting may be obtained at the offices of the District Manager, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Ph: (321) 263-0132 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager

23-00980K Defendants.

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

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

10th JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.:

2022 CA 003487-0000-00

PEAK PROPERTY AND CASUALTY

INSURANCE CORPORATION,

TRACY CARLO, EMILY ANN

CARLO, MARKEL SNYDER,

Aiden Snyder, a minor,

VEGA, RACHEL MELIN

Individually and as the parent and

Alaya Snyder, a minor, JERRON

OVERTON, HAROLD QUINONES

CARTAGENA, Individually and as

REGIONAL MEDICAL CENTER,

OF COUNTY COMMISSIONERS,

INC., AND POLK COUNTY BOARD

AUTOMOBILE INSURANCE

COMPANY, LAKELAND

parent and guardian of Jeylani Diaz, STATE FARM MUTUAL

guardian of Morgan Snyder, a minor,

Plaintiff, v.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

Longa Law Firm 400 N Ashley Drive, Suite 1900 Tampa, Florida 33602 Telephone: (813) 421-0190 23-00991K July 14, 21, 2023

FOURTH INSERTION

To: JERRON OVERTON, whose present address is unknown.

YOU ARE NOTIFIED that an action for Declaratory Judgment has been filed against you to have the Peak Property and Casualty Insurance Corporation policy of insurance #11407639717 that was issued to Tracy Carlo with an effective date of March 8, 2022, declared null and void for misrepresentations, omissions, concealment and incorrect statements that were material to the acceptance of the risk and the hazards assumed. You are further notified that you are required to serve a copy of vour written defenses, if any, to Robert E. O'Connell, Esq., Plaintiff's attorney, whose address is P. O. Box #5084, Deerfield Beach, FL 33442, telephone number (561) 999-3250, on or before July 27. 2023 and file the original with the Clerk of the Court.

If you fail to do so, a default will be entered against you for the relief demanded in the Complaint.

This notice shall be published once a week for four consecutive weeks in the Business Observer or other newspaper

which has circulation in Polk County.

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 JUN 20, 2023.

STACY M. BUTTERFIELD, As Clerk of the Court (SEAL) By /s/ Asuncion Nieves As Deputy Clerk

Robert E. O'Connell, Esq., Plaintiff's attorney, P. O. Box #5084, Deerfield Beach, FL 33442 telephone number (561) 999-3250 June 30; July 7, 14, 21, 2023

23-00903K

July 14, 21, 2023



BUSINESS OBSERVER

POLK COUNTY

SECOND INSERTION

JULY 21 - JULY 27, 2023

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. 2019CA001564000000 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

THE UNKNOWN SPOUSE. HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ROGER P. SHIRKO A/K/A ROGER SHIRKO A/K/A ROGER PAUL SHIRKO, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA001564000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and The Unknown Spouse, Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against Roger P. Shirko a/k/a Roger Shirko a/k/a Roger Shirko, Deceased; Catherine Paul L. Shirko a/k/a Catherine Louise Shirko; Ridge Acres Additions Prop-erty Owners' Association, Inc.; Heidi Mae Reed a/k/a Heidi M. Reed; Debra Bales; Nicholas Bales; The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Richard Irving Bales, Jr. a/k/a Richard I. Bales, Deceased are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for

RE-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 an Order on Motion to Cancel and Reschedule Foreclosure Sale dated the 3rd day of July 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 FRATI-CELLI OCASIO FLORIDA HOUSING FINANCE CORPORATION WIL-LIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; and UN-KNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY are defendants. STACY M. BUTTER-FIELD, 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 8th day of August 2023 the following described property as set forth in said Final Judgment, to wit:

LOT 167, WILLIAM'S PRE-SERVE PHASE 1, ACCORD-ING TO THE MAP OR PLAT

cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 28th day of July, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 15, RIDGE ACRES PHASE IV, UNIT 1, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 115, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2002 CHAMPION MANUFACTURED HOME VIN# FLA146C6740A AND FLA146C6740B TITLE# 91686584 AND

91686259 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 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 6th day of June, 2023. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St. Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy/s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File No. 19-F00513 July 14, 21, 2023 23-00982K

SECOND INSERTION

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.

ity 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 Ad-ministrator 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 11th day of July 2023. By: /s/ Lindsay Maisonet, Esq. Lindsay Maisonet, Esq. Florida Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. P.O. Box 5026 Fort Lauderdale, FL 33310 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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2020CA001102000000

J.P. MORGAN MORTGAGE ACQUISITION CORP.,

Plaintiff, v. NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ; UNKNOWN SPOUSE OF NESTOR F. VALLEJO-MORENO; UNKNOWN SPOUSE **OF SANDRA I. VELEZ: PARTNERS** FEDERAL CREDIT UNION; PATTERSON HEIGHTS HOMEOWNERS ASSOCIATION. INC.; 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; **UNKNOWN TENANT #1:** UNKNOWN TENANT #2. Defendant(s), NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated July 3, 2023 entered in Civil Case No. 2020CA001102000000 in the Circuit Court of the 10th Judicial Cir-

cuit in and for Polk County, Florida, wherein J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff and NESTOR F. VALLEJO-MORENO; SANDRA I. VELEZ: PARTNERS FED-ERAL CREDIT UNION: PATTERSON HEIGHTS HOMEOWNERS ASSO-CIATION, INC. are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk. realforeclose.com beginning at 10:00 AM on August 8, 2023 the following described property as set forth in said Final Judgment, to-wit:. LOT 7 PATTERSON HEIGHTS

ACCORDING TO THE MAP

SECOND INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT FLORIDA.

HUNTINGTON HILLS TION, INC.; UNKNOWN TENANT TIES CLAIMING INTERESTS BY, A NAMED DEFENDANT TO THIS ING TO HAVE ANY RIGHT, TITLE

ant to an Order or Summary Final Judgment of foreclosure dated May 16, 2018 and an Order Resetting Sale dated August 19, 2023 and entered in Case No. 2017CA003496000000 of the Circuit Court in and for Polk County, Florida, wherein FEDERAL NATIONAL MORTGAGE ASSO-CIATION is Plaintiff and JANIE KOVACS A/K/A JANIE KOVAC; HUNTINGTON HILLS PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the high-est and best bidder for cash onOR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 135 PAGE 13 AND 14 PUBLIC RE-CORDS OF POLK COUNTY FLORIDA.

Property Address: 3471 Patterson Heights Drive, Haines City, FL 33844

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRE-TION, 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelley kronenberg.com/s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: CRF20004-JMV July 14, 21, 2023 23-00988K

10:00 a.m., on August 14, 2023 , the following described property as set forth in said Order or Final Judgment, to-wit:

HUNTINGTON 59. HILLS - PHASE I, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 94, PAGE 44, OF THE PUBLIC RECORDS OF POLK

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PRO-VIDED HEREIN.

with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (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 711.

Service E-mail: answers@dallegal.com

SECOND 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.

E. M. Marlow

H41 T. S. Banks

J14 T. Spears

FLORIDA

CASE NO.

2021CA-002489-0000-00

DIANNA KRONYAK, UNKNOWN

SPOUSE OF DIANNA KRONYAK. UNITED STATES OF AMERICA

OF HOUSING AND URBAN

ON BEHALF OF THE SECRETARY

Notice is hereby given that pursuant

to a Final Judgment entered on

MARCH 20, 2023 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,

B, RE-SUBDIVISION OF

GOLFVIEW PARK AS RE-CORDED IN PLAT BOOK 27,

PAGE 37, PUBLIC RECORDS

OF POLK COUNTY FLORIDA,

WHICH INCLUDES: LOT 8.

BLOCK 21, MAP OF GOLF

VIEW PARK, AS RECORDED

PUBLIC RECORDES OF POLK

NOTICE OF SALE

IN THE COUNTY COURT OF THE

10TH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY.

FLORIDA

CASE NO: 2023-CC-000521

JENNIFER S. CROFT; UNKNOWN

SPOUSE OF JENNIFER S. CROFT:

Defendants. NOTICE IS HEREBY GIVEN that,

pursuant to the Final Judgment entered

in this cause, in the County Court of

Polk County, Florida, Stacy Butterfield

Clerk of Court, will sell all the property

situated in Polk County, Florida de

Lot 31, Block C, VILLAGES AT

BRIDGEWATER 6B, PHASE 1,

according to the Plat thereof as

recorded in Plat Book 148, Pages

6-8, of the Public Records of Polk

County, Florida, and any subse-

quent amendments to the afore-

Property Address: 5635 Superior

at public sale, to the highest and best

bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00

A.M. on August 9, 2023. IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE

Drive, Lakeland, FL 33805

AND UNKNOWN TENANT(S),

VILLAGES AT BRIDGEWATER

COMMUNITY ASSOCIATION,

INC., a not-for-profit Florida

corporation, Plaintiff, vs.

scribed as:

said.

COUNTY, FLORIDA.

IN PLAT BOOK 14, PAGE 23

Florida, described as: THAT PORTION OF LOT

July 14, 21, 2023

MORTGAGE ASSET

Plaintiff(s) VS.

DEVELOPMENT

Defendant(s)

MANAGEMENT LLC

Units will be listed on www.storageauctions.com Auction ends on July 31 ,2023 @11:00 AM or after

23-00992K

SECOND INSERTION

NOTICE OF SALE Property Address: 254 OLEAN-IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT DER ROAD, LAKE WALES, FL 33898 IN AND FOR POLK COUNTY,

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 8TH day of AUGUST, 2023.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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 Av-enue, 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 3rd day of July, 2023.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Lynnette Burke Deputy Clerk July 14, 21, 2023 23-00986K

SECOND INSERTION

SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AF-TER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the court administrator, 255 n. Broadway avenue, bartow, florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. MANKIN LAW GROUP

By /s/ Brandon K. Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727)725-0559FBN: 23217

July 14, 21, 2023 23-00993K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2023-CA-000504 U.S. BANK NATIONAL ASSOCIATION. Plaintiff, vs. ALBERTO AVILA, et al, **Defendant(s).** To: ALBERTO AVILA Last Known Address: 2222 Christy Ln Lakeland, FL 33801 Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: THE SOUTH 66 FEET OF THE NORTH 132 FEET OF THE SOUTH 603.82 FEET OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN-SHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY FLOR-IDA. LESS AND EXCEPT THE WEST 330 FEET THEREOF AND THE WEST 25 FEET FOR RIGHT OF WAY. BEING A PART OF LOT 43 OF FARMING & TRUCKING LANDS OF W.F. HALLMAN & CO.'S LAKELAND HIGH-LANDS, FLORIDA, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 101, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2222 CHRISTY LN LAKELAND FL 33801

KOVAC:

If you are a person with a disabil-

IN AND FOR POLK COUNTY. CIVIL DIVISION CASE NO. 2017CA003496000000 FEDERAL NATIONAL MORTGAGE ASSOCIATION, Plaintiff. vs. JANIE KOVACS A/K/A JANIE

PROPERTY OWNERS ASSOCIA-NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-THROUGH, UNDER OR AGAINST ACTION, OR HAVING OR CLAIM-OR INTEREST IN THE PROPER-TY HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

LOT COUNTY, FLORIDA.

In accordance with the Americans

DATED 7/6/23. By: s/Jeffrey M. Seiden, Esq. Jeffrey M. Seiden Florida Bar No.: 57189 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

THEREOF, AS RECORDED IN PLAT BOOK 160, PAGES 10 THROUGH 13, INCLUSIVE, OF

eservice@decubaslewis.com 22-01705 July 14, 21, 2023 23-00999K

SECOND INSERTION

Notice of Action IN THE CIRCUIT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2023-CA-004406 **KEVIN LYNN JOHNSON**, Plaintiff, v. SINCLAIR JOHNSON and FAIRWINDS CREDIT UNION TO: SINCLAIR JOHNSON 776 CORONADO DRIVE POINCIANA, FLORIDA 34759 If alive, and if dead, all parties claiming interest by, through, under or against SINCLAIR JOHNSON, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that a partition action has been filed on the following described property:

Lot 412, SOLIVITA - PHASE IIC, according to the plat there-of as recorded in Plat Book 118, at Pages 12- 16, Public Records of Polk County, Florida. Parcel Identification Number of 28-27-23-933962-004120.

You are required to serve a copy of your written defenses, if any, to it, on KEVIN LYNN JOHNSON, c/o Kathryn Smith, Esquire, Kathryn Smith Law, PLLC, 801 International Park-

way, Suite 500, Lake Mary, Florida 32746, within 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.

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

WITNESS my hand and seal of this Court on this 23 day of June 2023. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT

By: Asuncion Nieves As Deputy Clerk July 14, 21, 28; August 4, 2023 23-00977K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE No. 2022CA004069000000 MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. GORDON KELLY ROGGEN, ET AL.

www.polk.realforeclose.com,

DEFENDANT(S).

line at

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated July 3, 2023 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on August 17, 2023, at 10:00 AM, at www.polk.realforeclose. com for the following described property:

LOT 26, REPLAT OF PINE TERRACE, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK(S) 35, PAGE(S) 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

1446-165121 / TM1 July 14, 21, 2023 23-00987K

SECOND INSERTION

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. Tromberg, Morris & Poulin, PLLC Attorney for Plaintiff 1515 South Federal Highway, Suite 100 Boca Raton, FL 33432 Telephone #: 561-338-4101 Fax #: 561-338-4077 Email: eservice@tmppllc.com By: /s/ Kyle Melanson Kyle Melanson, Esq. FBN 1017909

Our Case #: 22-001433-REV-FHA F\2022CA00406900000\PHH July 14, 21, 2023 23-01000K has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028. Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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 19 day of June, 2023. Default Date: 7-26-2023

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Asuncion Nieves Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 22-010301 July 14, 21, 2023

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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.

2 OUT OF 3

U.S. adults read a

Why try to fix something that isn't broken?





23



Keep Public Notices in Newspapers.



www.newsmediaalliance.org

SP13862

PUBLIC NOTICES An American Tradition

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

A public notice informs citizens of government or government-related activities that affect citizens' everyday lives. A public notice typically has four elements: • Independent: A public notice is published in a forum independent of the government, typically in a local newspaper.

• Archivable: A public notice is archived in a secure and publicly available format.

• Accessible: A public notice is capable of being accessed by all segments of society.

• Verifiable: The public and the source f the notice are able to verify that the notice was published, usually by an affidavit provided by the publisher.

(Adapted from the Public Resource Notice Center)

of housing trends.

conflict of interest.

Types of Public Notices

There are three standard types: • Citizen participation notices inform the public about proposed government action and allow the public time to react to such proposals.

One such example is a public hearing notice.

• Business and commerce notices

The history of public notices

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

Public notice supports due process

Public notices are integral to demo-

right to "due process of law" guaranteed

cratic governance and stem from the

by the federal and state constitutions.

cans' rights from arbitrary or wrongful

violations. This concept has two parts:

substantive due process and procedural

Substantive due process refers to the

Due process of law protects Ameri-

due process.

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

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

officials and outlying regions.

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

An important premise both in federal

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

use public powers or institutions in

tices of home mortgage foreclosures,

widespread credit problems, fraud in

underwriting and a basis for analyses

object to an appointment based on any

This notice allows the public to

which can provide a public alert of

some way. Examples include no-

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

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

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

Public notices play a vital role in

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

THE RISKS OF NOTICES ONLY ON THE INTERNET

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

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

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

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

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

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

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

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

WHY NEWSPAPERS?

Newspapers are the primary source

Newspapers, founded on the constitutional right of free press, have been serving the public's right to know in America since precolonial times and on the European continent since the 17th century. Because of their traditional information role in society and their long-established independence, newspapublic traditionally has regarded as neutral. Public notices in this print environment gain credibility because of the long history of trust in the local newspaper. weeklies, are the forum whe expect to locate notices of in business. Furthermore, the vast majority of these notice arrive at citizens' homes in a

Placing notices on government Web sites undermines this neutral interest and removes a critical check and balance. While it may seem appealing on the surface in an age of providing public notices to the population through legal communities. Other general interest newspapers, such as county seat weeklies, are the forum where county citizens expect to locate notices of important public

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

🖶 C1 Bank

Business

move notices of federal asset forfeitures out of newspapers and onto a Web site administered by the Department of Justice. Yet, the courts have little research to show that the Justice Department's Web site will produce viable, ac-

cessible, archivable notices. While Internet web

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

pers remain the primary source for publishing public notices.

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

Newspaper tradition

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

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

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

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

Newspapers: The best medium for public notices

Newspapers, for the most of the republic's history, have been the accepted medium for public notices. This is exactly where the public, even infrequent readers, expects to find them. In addition, specialized publications, such as legal newspapers, are well known for effectiveness of newspapers is that newspapers provide valid evidence of readership. Legislatures are rightly concerned about web-only notices, given the digital divide between rich and poor, rural and urban residents. The Internet is either too costly or simply geographically unavailable to large segments of society.

Notices become historical records

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

Despite these problems, the federal courts unwisely approved a rule change to the Federal Rules of Civil Procedure recently that would

Newspaper notices protect due process

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

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

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