Public Notices



PAGE 21 **Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com** JULY 28 - AUGUST 3, 2023

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002326 IN RE: ESTATE OF GREGORY JAMES VAN OLST **Division Probate** Deceased.

The administration of the estate of Gregory James Van Olst, deceased, whose date of death was March 6, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division. the address of which is P.O. Box 9000, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-002053-0000-XX IN RE: Estate of VIRGINIA FUENTES, Deceased.

The administration of the estate of Virginia Fuentes, deceased, whose date of death was December 31, 2022, is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-003010

SPECIALIZED LOAN SERVICING LLC. Plaintiff,

NATHAN L. LEGG, et al.

Defendant(*s*). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in 53-2022-CA-003010 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SPE-CIALIZED LOAN SERVICING LLC is the Plaintiff and NATHAN L. LEGG: CIARA DAWN LEGG; CITY OF FORT MEADE 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 30, 2023, the following described property as set forth in said Final Judgment. to wit: LOT 3 AND THE SOUTH 2.5 FEET OF LOT 2, BLOCK 10, FRENCH'S ADDITION & VARNS SURVEY, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 1, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 713 4TH ST NE, FORT MEADE, FL 33841

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 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 the first publication of this notice is July 28, 2023. **Personal Representative:**

Theresa M. Van Olst

437 Sapphire Drive Davenport, Florida 33837 Attorney for Personal Representative: Catherine E. Davey, Attorney Florida Bar Number: 991724 DAVEY LAW GROUP P.A. P.O. Box 941251 Maitland, FL 32794-1251 Telephone: (407) 645-4833 Fax: (407) 645-4832 E-Mail: catherine@daveylg.com Secondary E-Mail: steve@daveylg.com July 28; Aug. 4, 2023 23-01059K

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 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 28, 2023. Signed on: 7/25/23.

Personal Representative: /s/ Michele Ortega Michele Ortega 7380 Garfield Street Hollywood, FL 33204 Attorney for Personal Representative: /s/ Amy L. Phillips Amy L. Phillips Attorney for Michele Ortega Florida Bar Number: 91682 308 Avenue K SE Winter Haven, FL 33880 Telephone: (863) 268-8292 July 28; Aug. 4, 2023 23-01073K

FIRST INSERTION

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

IMPORTANT AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs 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 24 day of July, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com22-049714 - NaC July 28; Aug. 4, 2023 23-01068K

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 20CP2736 **Division Probate** IN RE: ESTATE OF DAVID C. REID Deceased.

The administration of the estate of DAVID C. REID, deceased, whose date of death was May 16, 2020, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-mands against decedent's estate must file their claims with this court 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-ER 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 28, 2023. **Personal Representative:**

Marilyn J. Reid

6711 Windward Palms Court Lake Wales, Florida 33898-9600 Attorney for Personal Representative: Jillian E. Brevorka Florida Bar No. 76433 Hodgson Russ, LLP 7 Corporate Center Court, Ste B Greensboro, NC 27408 Telephone: (336) 271-4780 July 28; Aug. 4, 2023 23-01070K

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-002240-0000-XX IN RE: LOIS CHASE, Deceased.

The administration of the estate of Lois Chase, deceased, whose date of death was March 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 28, 2023. Personal Representative: /s/ Gary Hoffman Gary Hoffman 517 Tensas Trace Milton, GA 30004 Attorney for Personal Representative: /s/ Amy L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com

July 28; Aug. 4, 2023

23-01074K

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Leomas Landing Community Development District

The Board of Supervisors (the "Board") of the Leomas Landing Community Development District (the "District") will hold a public hearing and a meeting on August 21, 2023, at 12:00 p.m. at Holiday Inn Express I-4, 4500 Lakeland Park Drive, Lakeland, Florida 33809.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2023-2024 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

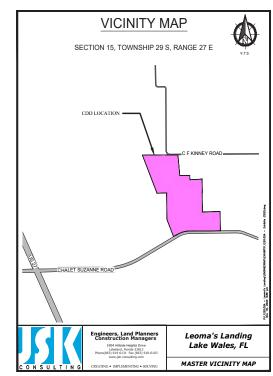
At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.leomascdd.org, or may be obtained by contacting the District Manager's office via email at Tom@ Breezehome.com or via phone at (813) 565- 4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.:

	Lot Width	Lots	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
	40'-45	131	0.80	\$1,051	\$137,649	\$1,117.83	\$146,435
ſ	50'-55'	137	1.00	\$1,313	\$179,942	\$1,397.28	\$191,428
	TOTAL	268			\$317, 592		\$337,864

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2023 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.



Tom O'Grady District Manager

4858-7372-4526, v. 1 July 28, 2023

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 Sonne Pro located at 3825 Mather Road in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Florida.

FIRST INSERTION

UNDER NOTICE FICTITIOUS NAME LAW PURSUANT TO SEC-TION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Gregory J MacAvoy will engage in business under the fictitious name CENTRAL FLORIDA SEALCOAT SERVICES, with a physical address 2187 HEMLOCK LN. LAKE ALFRED, FL 33850, with a mailing address 2187 HEMLOCK LN. LAKE ALFRED, FL 33850, and already registered the name

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

23-01072K

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of FIRST CLASS AUTO DETAIL : Located at 15390 Angus Rd : Polk County in the City of Polk City : Florida, 33868-7005 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahas-

FIRST INSERTION

The County Tax Collector will collect the assessments

for all lots and parcels within the District. Alternatively,

the District may elect to directly collect its assessments in

accordance with Chapter 190, Florida Statutes. Failure to

pay the District's assessments will cause a tax certificate to

be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property.

All affected property owners have the right to appear at the public hearing and to file written objections with the

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions

of Florida law for community development districts. They

may be continued to a date, time, and place to be specified

on the record at the hearing or meeting. There may be oc-

casions when staff or Board members may participate by

In accordance with the provisions of the Americans with

Disabilities Act, any person requiring special accommoda-tions because of a disability or physical impairment should

contact the District Manager's office at least 2 business

days prior to the meeting. If you are hearing or speech im-paired, please contact the Florida Relay Service at 711 or

1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid

Each person who decides to appeal any decision made

by the Board with respect to any matter considered at the public hearing 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 proceed-

ings is made, including the testimony and evidence upon

in contacting the District Manager's office.

which such appeal is to be based.

speaker telephone.

District within 20 days of publication of this notice.

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve

Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date August 18, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 38206 2013 Ram VIN#:

1C6RR6GP6DS523222 Lienor: Dodge Chrysler Ram of Winter Haven 299 Cypress Gardens Blvd Winter Haven 863-299-1243 Lien Amt \$2287.85 Licensed Auctioneers FLAB422 FLAU 765 & 1911

23-01063K

July 28, 2023

Dated this 19th day of July, 2023. Robert Prine July 28, 2023

23-01045K

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 BADILLO LAWN CARE : Located at 629 Walnut Dr : Polk County in the City of Fort Meade : Florida, 33841-9308 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Fort Meade Florida, this July day of 19, 2023 BADILLO ROSA MARIA July 28, 2023 23-01049K

FIRST INSERTION

Notice is hereby given that CELESTE ABIGAIL CLAY-VOSS, OWNER, desiring to engage in business under the fictitious name of A MOTHER'S WORK located at 4699 HARTS BROOK LN, MULBERRY, FLORIDA 33860 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 28, 2023 23-01065K

mentioned above with the Florida De partment of State, Division of Corporations. July 28, 2023 23-01071K

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 FAITH FEATHERS CREATIONS : Located at 302 Bob White Ct : Polk County in the City of Lake Wales : Florida, 33859-4825 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales Florida, this July day of 19, 2023 SERRANO MEDINA RAMON July 28, 2023 23-01046K

FIRST INSERTION

Notice is hereby given that WJK GROUP LLC, OWNER, desiring to engage in business under the fictitious name of KNUTSON CRAFTSMEN located at 276 SANTA ROSA DR, WINTER HAVEN, FLORIDA 33884 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 Florda Statutes. July 28, 2023

see, Florida. Dated at Polk City Florida, this July day of 19, 2023 WAGNER TYLER JAY

July 28, 2023 23-01047K

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 G.PEARCE NOTARY : Located at 72 Coleman Rd : Polk County in the City of Winter Haven : Florida, 33880-1464 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven Florida, this July day of 19, 2023 PEARCE GEMARIAH

July 28, 2023

23-01048K

FIRST INSERTION

Notice Is Hereby Given that PaleoWest. LLC, 319 E. Palm Lane, Phoenix, AZ 85004, desiring to engage in business under the fictitious name of Chronicle Heritage, with its principal place of business in the State of Florida in the County of Polk , will file an Application for Registration of Fictitious Name with the Florida Department of State. 23-01062K July 28, 2023

23-01044K



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

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

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

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

Who benefits from legal notices?

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-1814 IN RE: ESTATE OF BILLY JOE DOYLE A/K/A BILLY J. DOYLE Deceased.

The administration of the estate of Billy Joe Doyle a/k/a Billy J. Doyle, deceased, whose date of death was August 5, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 28, 2023. Personal Representative:

Kathleen Doyle Jenkins 9 Broad Street Statesboro, Georgia 30458 Attorney for Personal Representative: /s/ Benjamin C. Sperry Benjamin C. Sperry, Attorney Florida Bar Number: 84710 SPERRY LAW FIRM 1607 S. Alexander Street, Suite 101 Plant City, Florida 33563-8421 Telephone: (813) 754-3030 Fax: (813) 754-3928 E-Mail: bcsperry@sperrylaw-pc.com Secondary E-Mail: pleadings@sperrylaw-pc.com July 28; Aug. 4, 2023 23-01079K

FIRST INSERTION

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

CASE NO.: 2022-CA-001091-0000-00 CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIE JEAN ERNEUS, Individually; and UNKNOWN SPOUSE OF WILLIE JEAN

ERNEUS N/K/A NATIVE ERNEUS; Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreelosure and

Award of Attorneys Fees and Costs, dated July 13, 2023, and entered in Case Number: 2022-CA-001091, of the Circuit Court in and for Polk County, Florida, wherein CALABAY PARC HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and WILLIE JEAN ERNEUS, individually; UN-KNOWN SPOUSE OF WILLIE JEAN ERNEUS N/K/A NATIVE ERNEUS, individually; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk. realforeclose.com, beginning at 10:00 o'clock A.M. on the 12th day of September, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 449 Orista Drive, Davenport, Florida 33897 Property Description: Lot 49, Calabay Parc – Unit One, A Subdivision, According to the Plat Thereof As Recorded in Plat Book 113, Page(s) 26 and 27, of ty, Florida. 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 North Broadway Avenue, Bartow, Florida 33801, (863) 534-4686, at least seven days before

the Public Records of Polk Coun-

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 impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /%/ John L. Di Masi John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460

Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff July 28; Aug. 4, 2023 23-01075K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-001771

CASE NO.: 2022-CA-001771 ROLLING OAK RIDGE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DEXTER MORRISON, division, according to the map or plat thereof, as recorded in Plat Book 91, Page(s) 21 and 22, of the Public Records of Polk County, Florida.

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 North Broadway Avenue, Bartow, Florida 33801, (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 impaired, call TDD (863) 534-7777 or Florida Relay Service 711. /s/ John L. Di Masi John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www. floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

OF DEXTER MORRISON SPOUSE OF DEXTER MORRISON N/K/A HERMITTE MORRISON; ALL UNKNOWN TENANTS/OWNERS N/K/A DEXTER MORRISON JR., Defendants,

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated July 11, 2023, and entered in Case Number: 2022-CA-001771, of the Circuit Court in and for Polk County, Florida, wherein ROLLING OAK RIDGE SUBDIVISION PROPERTY OWNERS' ASSOCIATION, INC., is the Plaintiff, and DEXTER MORRISON, individually; UNKNOWN SPOUSE OF DEXTER MORRISON N/K/A HERMITTE MORRISON, individually; and ALL UNKNOWN TENANTS/ OWNERS N/K/A DEXTER MORRI-SON, JR., are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk. realforeclose.com, beginning at 10:00 o'clock A.M. on the 12th day of September, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 790 Hunt Drive, Lake Wales, Florida 33853 Property Description: Lot 50, Rolling Oak Ridge Sub-

July 28; Aug. 4, 2023 23-01076K

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF

THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA GENERAL JURISDICTION

DIVISION

CASE NO. 2019CA004272000000

Defendant(s). NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated March 22, 2023, and entered in

2019CA004272000000 of the Circuit

Court of the TENTH Judicial Circuit in

and for Polk County, Florida, wherein

U.S. BANK TRUST NATIONAL ASSO-

CIATION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS OWNER

TRUSTEE FOR RCF 2 ACQUISITION

TRUST C/O U.S. BANK TRUST NA-

TIONAL ASSOCIATION is the Plain-

tiff and KETTY JEAN: ANTHONY JOSEPH; REGENCY PLACE HOME-

OWNERS' ASSOCIATION, INC. are

the Defendant(s). Stacy M. Butterfield

as the Clerk of the Circuit Court will

sell to the highest and best bidder for

cash at www.polk.realforeclose.com, at 10:00 AM, on August 29, 2023, the fol-

lowing described property as set forth

LOT 111, REGENCY PLACE

PHASE ONE, BLOCK C, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN

PLAT BOOK 107, PAGE 15, AND

16. OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.

in said Final Judgment, to wit:

DITECH FINANCIAL LLC,

KETTY JEAN AND ANTHONY

Plaintiff,

JOSEPH, et al.

NOTICE OF SALE

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

Address

Week/Unit/Interest/Building SANDRA CORTEZ and ELLIOTT STEVEN and AMANDA CORTEZ and OSCAR GAMEZ JR, MARK ELLIOTT 2617 LAREDO ST, LAREDO, TX 78043 50/0003 Contract # M93765902, Building A, Unit Type: N/A, Fractional Interest 1.923% SANDRA CORTEZ ELLIOTT STEVEN and AMANDA CORTEZ and OSCAR GAMEZ JR, MARK ELLIOTT 2617 LAREDO ST, LAREDO, TX 78043 28/0047 Contract # M93765656, Building F, Unit Type: N/A, Fractional Interest 1.923% ELDON GRIPPER and ARTWIN P. EHRHARDT and DELEMAR N. EHRHARDT, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE EHRHARDT TIMESHARE TRUST DATED MARCH 30, 2015 PO BOX 631, LA PUENTE, CA 91747 and 7720 BOLTON AVE, RIVERSIDE, CA 92503 2/0043

NOTICE OF SALE

Jerry E. Aron, P.A., having street ad-

dress of 801 Northpoint Parkway, Suite

64 West Palm Beach, Florida 33407 is

the foreclosure trustee (the "Trustee")

of Holiday Inn Club Vacations Incor-

porated, having a street address of 9271 S. John Young Pkwy, Orlando,

Fl. 32819 (the "Lienholder") pursuant

to Section 721.855 and 721.856, Flor-

ida Statutes and hereby provides this

Notice of Sale to the below described

ALBERT DE FRANCE EDNEY

A/K/A ALBERT DE FRANCE

123 BLACK LANTERN TRL,

SAINT PETERS, MO 63376 and 431 PARKSHIRE PLACE

Contract # 6527706, Fractional

ROBERT WESLEY KANMORE

2612 SNAPPER LN, OKLAHO-

Contract # 6562727, Fractional

FRANK A PANEPINTO and

8328 OAK LEAF DR APT

1502, WOODRIDGE, IL 60517

DARDENNE PRAIRIE,

EDNEY I and TERESA LENORA EDNEY

13/0404, AMBASSADOR,

MA CITY, OK 73130

47/0413, AMBASSADOR,

LYNN M PANEPINTO

Prepared by and returned to:

801 Northpoint Parkway, #64

West Palm Beach, FL 33407

Jerry E. Aron, P.A.

timeshare interests:

Owner Name

Address

Week/Unit

MO 63368

Interest 1.923%

Interest 1.923%

Contract # M92624937, Building F, Unit Type: N/A, Fractional Interest 1.923% MATTIE JACKSON and DI-RUTHA B HOLBERT 300 AUDREY LN APT 321. HOUSTON, TX 77015 and 411 E MAFFITT ST, PALESTINE, TX 75803 a 18/0040 Contract # M91811716, Building E, Unit Type: N/A, Frac-tional Interest 1.923% JAMES E OLIVENBAUM and ELIDA DELEON OLIVENBAUM 1501 S AIRPORT DR LOT 39, WESLACO, TX 78596 48/0038 Contract # M93352049, Building E, Unit Type: N/A, Frac-tional Interest 1.923% JANICE TURNER CONNECTICUT ST. 40 HIGHLAND PARK, MI 48203 50/0105 Contract # M93700404, Building 1, Unit Type: N/A, Fractional Interest 1.923% Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./ Unit No., Building No. of the follow-ing described real property: An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County. Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use

FIRST INSERTION

Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida as stated below: **Owner Name**

Lien Doc # Assign Doc # Lien Amt Per Diem CORTEZ/ELLIOTT/ CORTEZ/GAMEZ JR, MARK ELLIOTT 2021192203 2021188155 \$ 831.301 \$ 0.00 CORTEZ/ELLIOTT/ CORTEZ/GAMEZ JR, MARK ELLIOTT 2021188155 2021192203 \$8,699.08 \$ 0.00 GRIPPER/EHRHARDT/ EHRHARDT, TRUSTEES, OR ANY SUCCESSORS IN TRUST, UNDER THE EH-RHARDT TIMESHARE TRUST DATED MARCH 30, 2015 2022118482 2022119752 \$12.400.81 \$ 0.00 JACKSON/HOLBERT 2022118482 2022119752 \$8,418.84 \$ 0.00 OLIVENBAUM/ OLIVENBAUM 2021192203 2021188155 \$6,652.05 \$ 0.00 TURNER 2021192203 2021188155 \$11,603.15 \$ 0.00 Notice is hereby given that on 8/21/23, at 11:00 a.m., Eastern

time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property. If you would like to attend the

sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.

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

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

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

utes.

TRUSTEE:

Jerry E. Aron, P.A. By: /s/Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT. Sworn to and subscribed before me this July 19, 2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me . (Notarial Seal) /s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA Commission Number: HH 215271 My commission expires: 2/28/26July 28; Aug. 4, 2023 23-01056K

Plaintiff, vs. **ROBERT ANTHONY MAZZUCCO** A/K/A ROBERT A. MAZZUCCO,

to a Summary Final Judgment of Foreclosure entered July 10, 2023 in Civil Case No. 53-2018-CA-003457 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC. is Plaintiff and Robert Anthony Mazzucco, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www. polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

County, Florida.

FIRST INSERTION

Property Address: 105 KING HENRY CT, DAVENPORT, FL 33837

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs 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 24 day of July, 2023.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 19-367459 - NaC July 28; Aug. 4, 2023 23-01066K

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000091000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff,

BEVERLY L. SPARK, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in 2023CA000091000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSO-CIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and BEVERLY L. SPARK; FLORIDA HOUSING FINANCE CORPORATION 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 30, 2023, the following described property as set forth in said Final Judgment, to wit: LOT 57, SOLIVITA - PHASE VIA, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 30-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTICE OF FORECLOSURE SALE

Property Address: 512 VIA VIL-LAGIO LO, KISSIMMEE, FL 34759

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

IMPORTANT

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs 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 24 day of July, 2023. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com22-018094 - EuE July 28; Aug. 4, 2023 23-01067K

FIRST INSERTION

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

If you are a person with a disabil-

FIRST INSERTION

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

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project''), to-gether with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time

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

Owner Name Mtg.- Polk County Clerk of Court Book/Page/Document

Amount Secured by Mortgage

8/21/23, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017

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

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7) (f) or 721.856(7)(f), Florida Statutes. TRUSTEE: Jerry E. Aron, P.A. By: /s/Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent

FURTHER AFFIANT SAITH

Sworn to and subscribed before me

this July 19, 2023, by Jennifer Conrad,

as authorized agent of Jerry E. Aron,

P.A. who is personally known to me.

NAUGHT.

(Notarial Seal)

FLORIDA

/s/ Sherry Jones

Print Name: Sherry Jones

July 28; Aug. 4, 2023

NOTARY PUBLIC STATE OF

Commission Number: HH 215271

My commission expires: 2/28/26

POLK COUNTY DIVISION PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC.,

> et al., Defendant.

Lot 24, Vizcay, according to the plat thereof as recorded in Plat Book 126, Page 42 through 43, of the Public Records of Polk

Any person claiming an interest in the us from the sale if any othe

NOTICE IS HEREBY GIVEN pursuant

to-wit:

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

CASE No. 532022CA000084000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR CASCADE FUNDING MORTGAGE TRUST AB1.

as provided herein.

("Declaration")

Aron, P.A. at 561-478-0511.

or 866-714-8679, before you make any payment.

FLORIDA IN AND FOR GENERAL JURISDICTION CASE NO. 53-2018-CA-003457

FIRST INSERTION NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF

and 8328 OAK LEAF DR API 1502, WOODRIDGE, IL 60517 16/0409, AMBASSADOR. Contract # 6716006, Fractional Interest 1.923% TIMOTHY RODGERS JR and CASSANDRA RODGERS 11200 BISCAYNE BLVD APT 503. MIAML FL 33181 and 5619 W VON AVE UNIT A, MONEE, IL 60449 9/0006, LODGE, Contract # 6663535, Fractional Interest 1.923% Whose legal descriptions are (the Per Diem

EDNEY A/K/A ALBERT DE FRANCE EDNEY I/EDNEY 10311, 2010, 2017216776 \$ 6.93 \$ 22,610,69 KANMORE 10541, 795, 2018144486 \$ 24,682.22 \$ 6.49 PANEPINTO/PANEPINTO N/A, N/A, 2019215828 \$ 38.803.25 \$ 7.86 RODGERS JR/RODGERS N/A, N/A, 2019158331 \$ 12,491.59 \$ 3.77 Notice is hereby given that on

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-2298 IN RE: ESTATE OF ALISON FAY PETERSON. Deceased. TO: JOHN ANTHONY MURANO UNKNOWN TAMARA FAY MURANO-CHASE UNKNOWN

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before 09/08/23, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

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.

Signed on this 21st day of July, 2023. /s/ Stacy M. Butterfield, CPA As Clerk of the Court (SEAL) By: /s/ Donna Miles As Deputy Clerk Robert D. Hines, Esq., Hines Norman Hines, P.L. 1312 W. Fletcher Avenue.

Suite B, Tampa, FL 33612 July 28; Aug. 4, 11, 18, 2023

23-01061K

23-01055K

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, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. By: /s/ Sara Collins Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 53992 21-04645FL July 28; Aug. 4, 2023 23-01051K

PLAINTIFF, VS. HOLLIE S. BRYANT, ET AL. DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 21, 2023 in the above action, the Polk County Clerk of Court will sell to the highest bidder for cash at Polk, Florida, on September 13, 2023, at 10:00 AM, at www.polk. realforeclose.com for the following described property: THE NE 1/4 OF THE SW 1/4

OF THE SW 1/4 OF SECTION 28, TOWNSHIP 27 S. RANGE 23 E, POLK COUNTY, FLOR-IDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the ity who needs any accommodation in order to participate in this pro-ceeding, 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 #: 21-000496-REV-FHA-F\532022CA000084000000\PHH July 28; Aug. 4, 2023 23-01069K



FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No. 2022-CA-2850 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018-

24

RPL12 TRUST

Plaintiff, vs. THE ESTATE OF LUIS COSSIO A/K/A LUIS A. COSSIO, by its personal representative NORBERTO KATZ; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants; UNKNOWN SPOUSE OF LUIS COSSIO A/K/A LUIS A. COSSIO; MYRIAM NARVAEZ GARAY; SAMANTHA COSSIO; (A Minor Child); LUIS COSSIO JR. A/k/a LUIS COSSIO GARCIA; CITY OF LAKE ALFRED: POLK COUNTY CLERK OF COURT; Tenant I/Unknown Tenant; Tenant II/Unknown Tenant: Tenant III/ Unknown Tenant and Tenant IV/ Unknown Tenant, in possession of the subject real property, Defendants.

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell

TY. FLORIDA.

the following property situated in Polk County, Florida described as: LOT 5, HOFFMAN CIRCLE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 67, PAGE 36, OF THE PUBLIC RECORDS OF POLK COUN-

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-000617 PINGORA LOAN SERVICING, LLC, Plaintiff, vs. MELISSA DOLINSKY AKA MELISSA B. DOLINSKY, et al, **Defendant**(s). To: MELISSA DOLINSKY AKA MELISSA B. DOLINSKY Last Known Address: 221 ROSELING CROSSING DAVENPORT, FL 33897 Current Address: 221 ROSELING CROSSING DAVENPORT, FL 33897 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 221, BLOCK E, FOUR CORNERS PHASE ONE, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 114, PAGE(S) 7 AND 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 221 ROSELING XING DAVENPORT FL 33897

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2023CA00086000000 LAKEVIEW LOAN SERVICING

PROPERTY ADDRESS: 605E Hoffman St., Lake Alfred , FL 33850

at public sale, to the highest and best bidder for cash, at www.polk. realforeclose.com , at 10:00 a.m. on August 28, ,2023. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check pay-able to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day following the sale by cash or cashier's check.

ANY PERSON CLAIMING AN 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 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

LAW OFFICE OF GARY GASSEL, P.A.

2191 Ringling Boulevard Sarasota, Florida 34237 (941) 952-9322 Attorney for Plaintiff By /s/ Gary Gassel GARY GASSEL, ESQUIRE Florida Bar No. 500690 WILLIAM NUSSBAUM III, ESQUIRE Florida Bar No. 066479 July 28; Aug. 4, 2023 23-01057K

FIRST INSERTION

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 M. Butterfield, CPA Clerk of the Circuit Court &

Comptroller (SEAL) By: /s/Asuncion Nieves Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 tna - 23-000239 23-01064K July 28; Aug. 4, 2023

tion 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

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH

20162.0019 (WADSWORTH) On 8/18/2023 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 2/9/2023 in Official Records Book 12578, and Page 2087 of the Public Records of POLK County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or per-formance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of POLK County, Florida, including the breach or de-fault, notice of which was set forth in a Notice of

Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIB-IT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WEST-GATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occured on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 23CP-2379 IN RE: ESTATE OF SARA ELLEN BUSBEE. Deceased SSN: XXX-XX-3810

The administration of the estate of SARA ELLEN BUSBEE, deceased, whose date of death was May 31, 2023, and whose Social Security Number is XXX-XX-3810, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attor-

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

date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pu sue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP. Trustee.

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinguent Amount Per Diem

MARIO A PEREZ 15000 SW 307th St Homestead, FL 33033, 1/2, 3, 103, 36, ODD, Floating, 12506/1736, 2019-2022, \$2,949.68, \$0.88;LESLIE REYES 13764 SW 149th Circl e Ln Apt 4 Miami, FL 33186. 1/2. 3. 103, 36, ODD, Floating, 12506/1736, 2019-2022, \$2,949.68, \$0.88;WIL-LIAM W ARD SR & RITA L ARD 5151 NE 143rd Ave Williston, FL 32696, 1, 7, 107, 10, WHOLE, Floating, 12506/1736, 2021-2022, \$2,581.42, \$0.93;WILLIAM W ARD JR 6409 Flowers Ave Jacksonville, FL 32244, 1, 7, 107, 10, WHOLE , Floating, 12506/1736, 2021-2022, \$2,581.42, \$0.93;JOSEPH P BELL & CAROL L BELL 4243 Chipmunk Dr New Port Richey, FL 34653, 1, 9, 109, 35, WHOLE, Floating, 1 2506/1736, 2021-2022, \$2,581.42, \$0,93;SONIA P PAPPAS 5447 Haines RD N Saint Peterseburg, FL 33714, 1, 10, 110, 32, WHOLE, Floating, 12506/1736, 2018-2022, \$8,800.58, \$3.00;ROB-ERT A BAYLIS PO Box 175 150 N 350 E Elsinore, UT 84724, 1, 11, 111, 25, WHOLE, All Season-Float Week/ Float Unit, 12506/1736, 2019-2022, \$5,695.62, \$1.81;THOMAS J DE NELL & CLAIRE R DE NELL 6619 S Rocky Rd Apt B14 Sturgeon Bay, WI 54235, 1, 3, 103, 17, WHOLE, Floating, 12506/1736, 2021-2022, \$2,581.42, \$0.93;GARY L PHIPPS 2351 N E 20th Ct Jensen Beach, FL 34957, 1/2, 8, 108, 18, EVEN, Value Season-Float Week/Float Unit, 12506/1736, 2018-2022, \$5,127.30. \$1.72;JU LIO M ORTEGA & KRIS-TINE M ORTEGA 15215 SW 45th Ter Apt F Miami, FL 33185, 1/2, 14, 37, EVEN, Value Season-Float 114, Week/Float Unit, 12506/1736, 2022-2022, \$1,237.80, \$0,48:CHRISTINE E RAPPOLT 210 Mason Rd Melrose, FL 32666, 1/2, 2, 102, 41, ODD, Value Season-Float Week/Float Unit. 12506/1736, 2021-2022, \$1,343.62, \$0.45:CHRISTOPHER RAPPOLT 140 Jays Dr Johnson Citv. FL 37615. 1/2, 2, 102, 41, ODD, Value Season-Float Week/Float Unit, 12506/1736, 2021-2022, \$1,343.62, \$0.45; July 28; Aug. 4, 2023 23- 01053K July 28; Aug. 4, 2023

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2023-CP-002004-0000-XX **Division:** Probate IN RE: ESTATE OF

PHILIP CHARLES O'BRIEN, Deceased

The administration of the Estate of Philip Charles O'Brien, deceased, whose date of death was April 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR

POLK COUNTY, FLORIDA CASE NO.: 2022-CA-2358 LORE LENDING GROUP. INC.,

a Florida Corporation, LORE INVESTMENT – MARK, LLC, a Florida Limited Liability Company ACL ENTERPRISES, LLC, a Florida Limited Liability Company, Plaintiff(s), vs. DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered JULY 13, 2023 in Civil Case No. 2022-CA-2358 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment - Mark, LLC and ACL Enterprises, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 28TH day of AUGUST, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

S 120 FT OF E 170 FT LESS E 20 FT OF FOLL DESC: SW1/4 OF SE1/4 OF SW1/4 LESS E 305 FT

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO .: 2023CA-004367-0000-00 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH

CERTIFICATES, SERIES 2006-GEL1, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRY F. SHAFFER, et al.,

Defendants. TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF HARRY F. SHAFFER Current Residence Unknown YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 73, PIONEER TRAILS

PHASE II, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 109, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 2000 SHADOW-RIDGE MOBILE HOME WITH ID #FLA14615498A

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

& LESS N 514 FT & W 150.03 FT OF E 170.03 FT OF W 360.29 FT OF W1/2 OF NE1/4 OF NW1/4 OF SEC 7 T29 R27 LYING N OF LAKE FOX DR & LESS RD R/W & LESS W 75 FT OF S 120 FT OF E 170 FT OF FOLL: SW1/4 OF SE1/4 OF SW1/4 LESS E 305 FT & LESS N 514 FT & LESS W 75.02 FT OF E 170.03 FT OF W 360.29 FT OF W1/2 OF NE1/4 OF NW1/4 OF SEC 7 TSP 29S RNG 27E LYING N OF LAKE FOX DR. The post off address

of the property is 35 S. Fox Lake Road, Winter Haven, FL 33884 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. ls/Mark A. Freeman, Esg./ls MARK A. FREEMAN, ESQ. Florida Bar #0116398 5323 Millenia Lakes Blvd., #300-352 Orlando, Florida 32839 (407) 230-5146 (telephone) (407)915-4093 (facsimile) Email: mark@lorelegal.com, Attorney for Plaintiff July 28; Aug. 4, 2023 23-01058K

FIRST INSERTION

AND #FLA14615498B. has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, Coral Springs, FL 33310 on or before August 21, 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 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 assistance in order to participate in a program or service of the State Courts System, you should con-tact 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 14th day of July, 2023. STACY M. BUTTERFIELD, CPA

As Clerk of the Court

(SEAL) By /s/ Lori Armijo

As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026 CORAL SPRINGS, FL 33310 23-00604 July 28; Aug. 4, 2023 23-01060K

the following website: http://www. polk.realforeclose.com. At least three (3) days prior to the sale, Plaintiff must pay the costs associated with the Notice of Publication. The party or their attorney shall be responsible for preparing, in accordance with section 45.031(2), Florida Statutes, and submitting the Notice of Sale to a legal publication. The original Notice of Sale and Proof of Publication must be filed with the Clerk of the Circuit Court at least 24 hours prior to the scheduled sale date.

ney are set forth below.

Plaintiff, vs. YUROSE CHARLES AKA YVROSE CHARLES, et al,

Defendant(s).

To: ERNEST LAVERDURE Last Known Address: 183 Lake Thomas Drive Winter Haven, FL 33880 Current Address: Unknown YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Polk County, Florida:

LOT 51, LAKE THOMAS WOODS EIGHTH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 111, PAGE(S) 37 AND 38, INCLU-SIVE, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

A/K/A 183 LAKE THOMAS DRIVE WINTER HAVEN, FL 33880

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 publica-



legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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 14th day of July, 2023.

Default 8-21-23

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Lori Armijo Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 NL - 23-001594 July 28; Aug. 4, 2023 23-01050K

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of the first publication of

this notice is the 28th day of July. 2023. Signed on this 25th day of July, 2023.

Personal Representative: /s/ Rodney E. Busbee Rodney E. Busbee 57 Laurel Springs Dr. Murphy, NC 28906 Attorney for Personal Representative: /s/ Michael A. Johnson Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com July 28; Aug. 4, 2023 23-01077K

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 28, 2023.

Personal Representative: Shannah Butcher

PO Box 1246

Polk City, FL 33868 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative Florida Bar Number: 71059 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail: abaustert@mclements.com July 28; Aug. 4, 2023 23-01078K

Case No: 23-CA-3536 MICHAEL S. STEFFEN, AS TRUSTEE ONLY UNDER THE FATHER B LAND TRUST DATED APRIL 22, 2022; Plaintiff, vs. THE ESTATE OF LORNA JUNE SMITH (now known as ANTHONY BOND and ERIC BOND);

Defendants.

NOTICE IS HEREBY given that pursuant to the final judgment of partition Stacy M. Butterfield, the Clerk of Court for Polk County will sell the property situated in Polk, Florida described as:

Lot 11, Block 4, BROOKHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 71, Page 46, of the Public Records of Polk County, Florida. Together with that certain mobile home described as a 1983 TWIN with VIN T24715034A and T24715034B. Aka: 6434 Jacaranda Ave NE WINTER HAVEN FL 33881-9692Parcel No: 26-28-01-521030-004110 the Clerk of the Court for Polk County, Stacy M. Butterfield, shall sell the subject property to the highest bidder for cash at public sale on August 24, 2023, at 10:00 A.M. after having first given

notice as required by Section 45.031, Florida Statutes. The judicial sale will be conducted electronically online at

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

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

Dated this 20th of July, 2023. Plaintiff's Attorney: /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq. Florida Bar Number: 68905 LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, Florida 33618 Phone: 813-480-2106 E-Service:natalia@lcolawfl.com Secondary E-Service: Alexander.maldonado@lcolawfl.com July 28; Aug. 4, 2023 23-01052K

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0018 (HINKLE)

8/18/2023 at 11:00 GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on **2/9/2023** in Official Records Book 12578, and Page 2084 of the Public Records of POLK County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Ex-hibit "A"), of the Public Records of POLK County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Ex-

hibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, Description of the registry of River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (**See Exhibit "A"**) per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occured on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its

in rem remedies under Florida law. By: GREENSPOON MARDER, LLP,

Trustee EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE

Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delin-quent Amount Per Diem

ÉLISABEL FERNANDEZ 8335 NW 178th St Hialeah, FL 33015, 1/2, 3, 103, 33, EVEN, Floating, 12500/640, 2020-2022, \$2,745.94, \$0.93;WIL-LIAM J HILL SR 370 Coral Dr Cape Canaveral, FL 32920, 1, 3, 103, 21, WHOLE, Floating, 12500/640, 2020-2022, \$4,089.56, \$1.38; JOEL C CHARTLEY & NATALIE L CHART-LEY 3786 SE Middle St Stuart, FL 34997, 1/2, 4, 104, 16, EVEN, Floating, 12500/640, 2022-2022, \$1,237.80, \$0.48;ANNA L GRAVES 12665 Oak Harbor Dr Platte City, MO 64079, 1/2, 1, 101, 21, EVEN, Floating, 12500/640,

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

MORE AFTER THE DECEDENT'S

The date of first publication of this

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 Representatives

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

notice is July 21, 2023.

John M. Sakellarides

Suite 110

Florida Bar No. 935107 John M. Sakellarides, P.A.

Clearwater, FL 33761

29605 U.S. Hwy 19 North,

Telephone: (727) 78-1228

2020-2022, \$2,745.94, \$0.93;C MA-RIE GASTON 202 S Norton Ave #B Sylacauga, AL 35150, 1/2, 6, 106, 39, EVEN, Floating, 12500/640, 20202022, \$2,745.94, \$0.93;STAN-LEY A GASTON 4689 Lucerne Lakes Blvd E APT 201 Lake Worth, FL 33467, 1/2, 6, 106, 39, EVEN, Floating, 12500/640, 2020-2022, \$2,745.94, \$0.93;MARJORIE M JOHNSON 2542 SE Jason Ct Port Saint Lucie, FL 34952, 1, 11, 111, 34, WHOLE, Floating, 12500/640, 2020-2022, \$4,089.56, \$1.38;PETER J WALEN-TIN & EILEEN F WALENTIN 1561 SE Harmony Ct Port Saint Lucie, FL 34952, 1/2, 9, 109, 37, ODD, Floating, 12500/640, 2019-2022, \$2,949.68, \$0.88; KIMBERLY A FORD & TIM-OTHY L FORD 7500 Landmark Dr Spring Hill, FL 34606, 1/2, 1, 101, 25, ODD, Floating, 12500/640, 2021-2022, \$1.343.62, \$0.45; MARGARET A MOREIRA-BLUM 2005 Ixora Rd

North Miami, FL 33181, 1/2, 3, 103, 30, ODD, All Season-Float Week/ Float Unit, 12500/640, 2019-2022, \$2,949.68, \$0.88; GARY A BLU-MIN 3905 Pinewood Ln Hollywood, FL 33021, 1/2, 3, 103, 30, ODD, All Season-Float Week/Float Unit, 12500/640, 2019-2022, \$2,949.68, \$0.88;ROGER D ELGIN 1065 NE 62nd Ave Okeechobee, FL 34974, 1/2, 13, 113, 20, EVEN, Value Season-Float Week/Float Unit, 12500/640, 2022-2022, \$1,237.80, \$0.48;LAURIE J ELGIN 282 Calhoun Rd W Jefferson, NC 28694, 1/2, 13, 113, 20, EVEN, Value Season-Float Week/Float Unit, 12500/640, 2022-2022, \$1,237.80, \$0.48;CRYSTAL N PRIOR aka CRYS-TAL N CAILLOUETTE 705 Pawnee St Jupiter, FL 33458, 1/2, 15, 115, 46, EVEN, All Season-Float Week/ Float Unit, 12500/640, 2022-2022, \$1,237.80, \$0.48; July 28; Aug. 4, 2023 23-01054K

SUBSEQUENT INSERTIONS

SECOND INSERTION

SECOND INSERTION

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 Judith 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 CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

PROBATE DIVISION

File No.

53-2023-CP-002108-0000-XX

IN RE: ESTATE OF

BENNIE FRANKLIN PARKS

Deceased.

The administration of the estate of Ben-

nie Franklin Parks, deceased, whose

date of death was April 5, 2023, is pend-

ing 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

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

All other creditors of the decedent

estate

SECOND INSERTION

OF THIS NOTICE ON THEM.

set forth below.

SECOND 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/ 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 July 21, 28, 2023 23-01041K

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

NOTICE TO CREDITORS

SECOND 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-ER 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. 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 Primary Email:

SECOND 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

SECOND 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

23-01008K

23-01009K

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 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

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF NOTICE.

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

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.

Lisa McNatt

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

THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME The date of first publication of this

Personal Representative:

2557 Biscotto Cir.

July 21, 28, 2023

IN THE CIRCUIT COURT OF THE 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 below.

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

July 21, 28, 2023

E-mail: john@jsaklaw.com 23-01023K

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.

SECOND INSERTION

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 fol-

lowing 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

July 21, 28, 2023



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

and other persons having claims or denst deceden

DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

NOTICE OF FORECLOSURE SALE

Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 21, 28, 2023 23-01033K

CORAL SPRINGS, FL 33310 23-02489 July 21, 28, 2023 23-01003K

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 attornev 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 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 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 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: Patricia M. Shepherd

2100 W. Lake Hamilton 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 21, 28, 2023 23-01024K

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA00113000000 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

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES. HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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

ALL UNKNOWN PARTIES CLAIM-ING BY THROUGH UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUS-ES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk. realforeclose.com on 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

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

BUSINESS OBSERVER

SECOND 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

SECOND INSERTION

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 PROBATE DIVISION File No. 2023CP0009050000XX Division: 14 IN RE: ESTATE OF BARBARA ANN WALKER,

Deceased. The administration of the estate of Barbara Ann Walker, deceased, whose 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 representative and the personal representative's attorney are set forth below.

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

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

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

CIRCUIT CIVIL DIVISION CASE NO.: 2019-CA-000200 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

23-01027K

LLC,

Plaintiff. VS.

Defendant(s).

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 July 21, 28, 2023 23-01015K

SECOND 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

SECOND INSERTION

than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

Pursuant to the Fla. R. Jud. Ad-min. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e-mail address for service, in the

POLK COUNTY

SECOND 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.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2023CA004321000000

Last Known Residence: 1935 Fruitland

Last Known Residence: 1935 Fruitland

Park Circle Eagle Lake, FL 33839 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

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

TOGETHER WITH THAT

CERTAIN 1985 SPRI MO-BILE HOME WITH VIN #'S

GB1CS21358A & GB1CS21358B,

WHICH HAVE BEEN PERMA

NENTLY AFFIXED TO THE

has been filed against you and you are

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASE NO. 2019CA003094000000

ROBERT SPANGLER II, ROBERT

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

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

COUNTY, FLORIDA.

PENNYMAC LOAN SERVICES,

THEREOF.

PROPERTY.

LLC;

Plaintiff vs

Defendants

SPANGLER, ET.AL;

property in POLK County, Florida:

Park Circle Eagle Lake, FL 33839

LAKEVIEW LOAN SERVICING,

THOMAS J. MIX; et al.,

TO: Unknown tenant #1

TO: Unknown tenant #2

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. July 21, 28, 2023 23-01042K

SECOND 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, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on July 14th, 2023. Stacy M. Butterfield

ALDRIDGE | PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1184-1681B Ref# 4804 July 21, 28, 2023

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. /s/ Andrew Arias Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045

Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 19-02288 / CASE NO.: 2019CA003094000000 July 21, 28, 2023 23-01005K

SECOND 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,

(SEAL) By: /s/ Lori Armijo As Deputy Clerk 23-01030K

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 to foreclose a mortgage on the following described property in Polk County, Florida:

Fort Lauderdale, FL 33309

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, 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.

THIRD 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

TO: SINCLAIR JOHNSON

776 CORONADO DRIVE

property described herein.

FAIRWINDS CREDIT UNION

POINCIANA, FLORIDA 34759

If alive, and if dead, all parties claim-

ing interest by, through, under or

against SINCLAIR JOHNSON, and

all parties having or claiming to have any right, title, or interest in the

YOU ARE HEREBY NOTIFIED

that a partition action has been filed

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

You are required to serve a copy of your written defenses, if any, to it, on

KEVIN LYNN JOHNSON, c/o Kath-

ryn Smith, Esquire, Kathryn Smith Law, PLLC, 801 International Park-

NOTICE OF ACTION

IN THE CIRCUIT COURT OF

FLORIDA.

CASE NO.

28 - 27 - 23 - 933962 - 004120.

on the following described property:

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

SECOND INSERTION 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

SECOND INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA004473000000 U.S. BANK NATIONAL

YOU ARE NOTIFIED that an action

LOT 6, AS SHOWN ON THE

PLAT ENTITLED "PLEASANT

HILL ESTATES", RECORDED IN PLAT BOOK 168, PAGES

PUBLIC RECORDS OF POLK

THROUGH 25, OF THE

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 fore-

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

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 34º49'24" WEST 98.04 FEET TO THE POINT OF BE-GINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 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 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 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

THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, As Clerk of the Court CIVIL DIVISION 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.

SECOND INSERTION 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.

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

above styled matter, of all pleadings and documents required to be served on the parties.

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 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 20-029291-1

23-01035K

July 21, 28, 2023

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 being 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

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

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 SUB-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-

SECOND INSERTION

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,

OF WINTER HAVEN, INC.;

ONEMAIN FINANCIAL OF AMERICA, INC. F/K/A AMERICAN

BENJAMIN ALSTON; TATESHA

ALSTON: WHISPERING TRAILS

HOMEOWNERS ASSOCIATION

GENERAL FINANCIAL SERVICES

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

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.

10:00 A.M., on August 7, 2023, the fol-

POLK.REALFORECLOSE.COM,

OF AMERICA, INC.; UNKNOWN

PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY,

Plaintiff, vs.

SECOND INSERTION

SECOND INSERTION

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. 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 Judg-

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

NOTICE IS HEREBY GIVEN THAT,

pursuant to the Order Granting Mo-

tion to Reschedule Foreclosure Sale entered on July 7, 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 ac-

cordance 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 or-

Lot 17, Belmont Park, according

VICTORIA S. STEWART; et al.,

COMPANY

Plaintiff(s), vs.

Defendant(s).

der, to wit:

Florida.

unclaimed

ment 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

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

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

6267 Old Water Oak Road, Suite 203

PAIRED, CALL 711.

Florida Bar # 91444

Tallahassee, FL 32312

(850) 422-2520 (telephone)

Respectfully submitted,

/s/ Heather L. Griffiths

PADGETT LAW GROUP

HEATHER GRIFFITHS, ESQ.

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-

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

Circuit in and for POLK County, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and BENJAMIN ALSTON; TATESHA ALSTON; UNKNOWN PERSON(S) IN POSSESSION OF

23-01043K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.

532022CA003386000000 PENNYMAC LOAN SERVICES, LLC;

Plaintiff, vs.

LEO GORDON, III, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Cancel and Rescheduled Foreclosure 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

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 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. /s/ Andrew Arias Andrew Arias, Esq. FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com CASE NO .: 532022CA003386000000

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-TT-V,

Plaintiff, v.

MINERVA GONZALEZ and MIGUEL ANGEL MERCADO, et al, **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 Ju-dicial Circuit in and for Polk County, Florida, wherein MIGUEL ANGEL MERCADO; MINERVA GONZA-LEZ; VILLAGES AT BRIDGEWATER

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-

lowing described property as set forth in said Final Judgment, to wit:

WHISPERING LOT 38, 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 impaired, 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

SECOND INSERTION

at

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.com23-01013K July 21, 28, 2023

(850) 422-2567 (facsimile) to map or plat thereof as recorded in Plat Book 152, Page 31 and 32, attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 20-008157-1 Public Records of Polk County, Property address: 5087 Belmont Pursuant to the Fla. R. Jud. Admin. Park Lane, Mulberry, FL 33860 Any person claiming an interest in 2.516, the above signed counsel for Plaintiff designates attorney@ the surplus from the sale, if any, other padgettlawgroup.com as its primary than the property owner as of the date of the lis pendens, must file a claim e-mail address for service, in the above styled matter, of all pleadings and before the clerk reports the surplus as documents required to be served on the parties. July 21, 28, 2023 AMERICANS WITH DISABILI-SECOND INSERTION

SECOND INSERTION

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 Joseph Bodwin, Sr., whose date of death

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-TICE ON THEM.

23-01006K

All other creditors of the decedent

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. 2021CA002869000000

AMERICAN ADVISORS GROUP, Plaintiff.

VIVIAN T. EHRITZ, THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST 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.

23-01034K

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

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

Suite 1045

MLG No.: 22-01517 / July 21, 28, 2023

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

SECOND 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 MOBIL 16D9ES1762, TITLE N and all other personal	O.: 0003597347,		
therein	property rotated		
PREPARED BY:			
J. Matthew Bobo			
Lutz, Bobo & Telfair, P.	Α.		
2 North Tamiami Trail, Suite 500			
Sarasota, Florida 34236	5		
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.

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

Any person claiming an interest in the

33884

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; **ÚNITED 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

BUSINESS OBSERVER

POLK COUNTY

SECOND INSERTION

SECOND INSERTION

SECOND 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 Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first

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 23-01012KJuly 21, 28, 2023

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, Defendants.

NOTICE IS HEREBY GIVEN 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: <u>Parcel ID: 25-28-14-345100-</u> 000150 LOT 15, PINE CREST COURT,

Time:

Location:

PLAT BOOK 45, PAGE 42, PUBLIC RECORDS OF POLK COUNTY, FLORIDA TOGETHER WITH all the im-

provements 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 MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disabil-ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court 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

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 WAYNE GAINES: UNKNOWN **TENANT OCCUPANT #1;** UNKNOWN TENANT OCCUPANT

#2 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: $262830 \hbox{-} 639012 \hbox{-} 001050$ Commonly Known as: 1849 WALLACE MANOR LN, WIN-TER HAVEN, FL 33880

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-ED 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.

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 July 21, 28, 2023 23-01025K

SECOND 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.

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: Date:

Wednesday, August 16, 2023 11:30 a.m. Heritage Baptist Church 4202 Pipkin Creek Road

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 ("OkeM 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 asses 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 Manage

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 Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Lakeside Preserve Community Development 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:

August 16, 2023 11:30 DATE: HOUR: 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 abo

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.

PASSED AND ADOPTED THIS 31st DAY OF MAY, 2023.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT ATTEST:

/s/ J. Gaarlandt Secretary

By:/s/ L. Saunders Its:_Chairperson

July 21, 28, 2023

23-01011K



Email your Legal Notice legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication



