

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532023CP0026340000XX
Division: Probate/Sec 14
IN RE: ESTATE OF
HONOR MAY RAMSEY
Deceased.

The administration of the estate HONOR MAY RAMSEY, deceased, whose date of death was June 9, 2023 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
/s/ Crispian Sears
CRISPIAN SEARS

3838 Prairie Creek Lane,
Saginaw, MI 48603
Attorney for Personal Representative:
THOMAS R. WALSER, ESQ.
Email Address:
trwals@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
4800 N. Federal Highway, Suite 106D
Boca Raton, Florida 33431
Aug. 25; Sept. 1, 2023 23-01186K

FIRST INSERTION

NOTICE TO CREDITORS
Joanne C. Hill Trust dated
July 26, 2012

In Re: Joanne C. Hill

Date of birth: August 29, 1932
NOTICE TO ALL CREDITORS: The decedent, Joanne C. Hill, of 9705 Lake Bess Road, Lot 533, Winter Haven, FL 33884, died May 28, 2023.

Creditors of the decedent are notified that all claims against Joanne C. Hill or her Trust dated July 26, 2012, will be forever barred unless presented in writing to Claudia J. Langlois, as Trustee of the Joanne C. Hill Trust dated July 26, 2012, of 6115 Ridgeview Dr., Norton Shores, MI 49441, within 4 months after the date of publication of this notice. No probate proceedings will be initiated.

August 17, 2023
Claudia J. Langlois, Trustee
6115 Ridgeview Dr.
Norton Shores, MI 49441
Nicole M. Osborn (P82977)
Parmenter Law
Attorney at Law
PO Box 786
Muskegon, MI 49443
Phone: (231) 7221621
August 25, 2023 23-01187K

FIRST INSERTION

Notice is hereby given that JAQUIN MALK WILLIAMS, LANCE DAVID OSTOJIC, OWNERS, desiring to engage in business under the fictitious name of SAVED BY THE BOUNCE located at 5547 SOUTHGROVE DR, LAKE LAND, FLORIDA 33812 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.
August 25, 2023 23-01189K

FIRST INSERTION

Notice is hereby given that RAYMOND DUVALL DAVIS, OWNER, desiring to engage in business under the fictitious name of RAYMOND DAVIS WINDOW CLEANING located at 1100 MARTINIQUETTE DR, APT 216, 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 Florida Statutes.
August 25, 2023 23-01200K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-002866-0000-XX
IN RE: ESTATE OF
WILLIAM FREDERICK LEES
Deceased.

The administration of the estate of William Frederick Lees, deceased, whose date of death was June 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Melissa Margaret Burkey

406 Horseshoe Lane NE
Winter Haven, Florida 33881
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
Aug. 25; Sept. 1, 2023 23-01207K

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 September 15, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

38358 2012 Audi VIN#: WAU2GAFPC8CN121326 Lienor: Audi Lakeland 1215 Griffin Rd Lakeland 863-284-0686 Lien Amt \$11212.24

38359 2014 Audi VIN#: WAIDGAFE4ED017657 Lienor: Audi Lakeland 1215 Griffin Rd Lakeland 863-284-0686 Lien Amt \$2817.11

38360 2014 Audi VIN#: WAICFAPP8EA061856 Lienor: Audi Lakeland 1215 Griffin Rd Lakeland 863-284-0686 Lien Amt \$3976.13

Licensed Auctioneers FLAB422 FLAU 765 & 1911
August 25, 2023 23-01208K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN THAT Kerry Jackson / ANIMAL CLINIC OF BRANDON EAST, INC will engage in business under the fictitious name ANIMAL CLINIC OF BRANDON, INC, with a physical address 254 RUBY LAKE LANE WINTER HAVEN, FL 33884, with a mailing address 254 RUBY LAKE LANE WINTER HAVEN, FL 33884, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
August 25, 2023 23-01197K

FIRST INSERTION

NOTICE OF ADMINISTRATION
IN THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO. 2023-CP-1921
In Re: Estate of:
KENNETH LEON NADZAK
Deceased.

The administration of the estate of KENNETH LEON NADZAK, deceased, File Number 2023-CP-1921 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 name and address of the Personal Representative and the Personal Representative's Attorney are set forth below.

ALL INTERESTED PERSON 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 THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons claims or demands against decedent's estate on whom a copy of this notice if served within three months af-

ter the date of the first publications of this notice must file their claims with this Court WITHIN THREE MONTHS AFTER THE SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditor of the decedent and persons having a claim or demands against the decedent's estate must file their claims with this Court WITHIN THREE MONTHS AFTER THE SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

DATED August 21, 2023.

/s/ Cheryl Lynn Trubenbach
Personal Representative:
Cheryl Lynn Trubenbach
11610 Peachstone Lane
Orlando, FL 32821

/s/ Raymond J. Rotella
Attorney for Personal Representative:
Raymond J. Rotella, Esq.
Kosto & Rotella, P.A.
P.O. Box 113
Orlando, Florida 32802
Tel. (407) 425-3456
Fax. (407) 423-9002
Florida Bar No. 0157951
rrotella@kostoandrotella.com
dmeyer@kostoandrotella.com
Aug. 25; Sept. 1, 2023 23-01203K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TENTH JUDICIAL CIRCUIT
COURT IN AND FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23 CP 002237
IN RE: ESTATE OF
JOHN CARL STACHITUS
A/K/A JOHN C. STACHITUS
A/K/A JOHN STACHITUS
Deceased.

The administration of the estate of John Carl Stachitus a/k/a John C. Stachitus a/k/a John Stachitus, deceased, whose date of death was January 1, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, CC4 Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is August 25, 2023.

Laura Wittig
Personal Representative
244 W. Vine Street
Apt. B423
Murray, Utah 84107

MICHAEL T. HEIDER, CPA
Attorney for Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive, Suite 102
Clearwater, Florida 33759
Telephone: (727) 235-6005
Fax: (888) 615-3326
E-Mail: michael@heiderlaw.com
Secondary E-Mail:
probate@heiderlaw.com
Aug. 25; Sept. 1, 2023 23-01196K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-2852
IN RE: ESTATE OF
WILLIAM WADE HOOVER, JR.
A/K/A WILLIAM W. HOOVER
Deceased.

The administration of the estate of William Wade Hoover, Jr. a/k/a William W. Hoover, 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 P.O. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
Tina Jernigan
6339 Muck Pond Road
Seffner, Florida 33584

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: bsperry@sperrylaw-pc.com
Secondary E-Mail:
pleadings@sperrylaw-pc.com
Aug. 25; Sept. 1, 2023 23-01213K

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2023CP-003031
IN RE: ESTATE OF
KENNETH LYNN HAGEN
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE ARE NOTIFIED THAT:

The administration of the estate of KENNETH LYNN HAGEN, deceased, File Number: 2023 CP-003031, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was December 30, 2022; that the total value of the estate is Unknown; and, that the names and address of the Petitioner and the Petitioner's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and other persons having claims or demands against the estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with

this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS FOREVER BARRED.

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

The date of the first publication of this Notice is: Friday August 25th, 2023.

Petitioner:
/s/ Kenneth D. Hagen
KENNETH D. HAGEN

Attorney for Petitioner:
/s/ David Wilson
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
THE WILSON ADVOCACY GROUP, P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Attorney for Kenneth D. Hagen
Aug. 25; Sept. 1, 2023 23-01204K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP002672
Probate Division
IN RE: ESTATE OF
BARBARA MILDRED BEALS
Deceased.

The administration of the estate of BARBARA MILDRED BEALS, deceased, whose date of death was April 25th, 2023 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W Church St, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 25, 2023.

Personal Representative:
/s/ Nancy Henneberger
NANCY HENNEBERGER

216 Citrus Isle Loop,
Davenport, FL 33837
Attorney for Personal Representative:
/s/ Thomas R. Walser
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalseri@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
4800 N. Federal Highway,
Suite 106D
Boca Raton, Florida 33431
Telephone: (561) 210-5500
Aug. 25; Sept. 1, 2023 23-01206K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0023810000XX
IN RE: ESTATE OF
JOANN B. DUKE
Deceased.

The administration of the estate of Joann B. Duke, deceased, whose date of death was 8/27/2022, 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 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 THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN § 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is August 25, 2023.

Personal Representative:
Kenneth Allan Duke
107 Mossy Oak Drive
Davenport, FL 33837

Attorney for Personal Representative:
Bruce A. McDonald
Florida Bar No. 263311
McDonald Fleming
Attorneys for Personal Representative
707 E. Cervantes St.
Suite B, PMB # 137
707 E. Cervantes St.
Pensacola, FL 32501-3286
(850) 346-7926
bamedonald@pensacolalaw.com
kweston@pensacolalaw.com
Aug. 25; Sept. 1, 2023 23-01199K



Who benefits from legal notices?

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.

OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

LV20890_VIP

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, 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, September 20, 2023
 Hour: 11:30 a.m.
 Location: 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 ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment (October 1, 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" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property 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 Boulevard, Suite 270, Orlando, Florida 32811, Ph: (407) 723-5900 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
 4860-8905-3798.1
 Aug. 25; Sept. 1, 2023

23-01214K

SAVE TIME

Email your Legal Notice

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20906_V22

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. 2019CA000951000000 Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2, Plaintiff, vs. Eric D. Tucker a/k/a Eric Tucker a/k/a Eric Daniel Tucker, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA000951000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Deutsche Bank National Trust Company, as Trustee for Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2006-R2 is the Plaintiff and Eric D. Tucker a/k/a Eric Tucker a/k/a Eric Daniel Tucker; Unknown Spouse of Eric D. Tucker a/k/a Eric Tucker a/k/a Eric Daniel Tucker; Jennifer Allena Tucker a/k/a Jennifer A. Tucker a/k/a Jennifer Tucker; State of Florida Department of Revenue; Lake Wales Hospital Corporation d/b/a Lake Wales Medical Center; Clerk of the Court, Polk County, Florida are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 12th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

THE WEST 75.3 FEET OF THE EAST 100.3 FEET OF THE SOUTH 143.6 FEET OF THE NORTH 168.6 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 28 EAST ALSO KNOWN AS PART OF LOT 1, BLOCK B OF FLOOD

& CARSON'S ADDITION TO FROSTPROOF, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 54 PUBLIC RECORDS OF POLK COUNTY, FLORIDA TOGETHER WITH: THE EAST 25 FEET OF THE SOUTH 143.6 FEET OF THE NORTH 168.6 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 31 SOUTH, RANGE 28 EAST, BEING PART OF SAID LOT 1, BLOCK B, A PORTION OF WHICH LIES WITHIN THE LIMITS OF THE RIGHT-OF-WAY FOR PEACHTREE AVENUE CLOSED BY ORDINANCE NUMBER 394. SUBJECT TO PERMANENT EASEMENT FOR EGRESS & INGRESS FOR THE MAINTENANCE OF CITY OWNED UTILITIES LOCATED THEREON IN THAT PORTION OF THE CLOSED PEACHTREE AVENUE.

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 18th day of August, 2023.

BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 16-F07852
Aug. 25; Sept. 1, 2023 23-01192K

FIRST INSERTION

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

532022CA002023000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CIT, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARLAN H. WHITE, DECEASED; JACQUELYN ANN PENN A/K/A JACQUELYN A. PENN; BRYAN KEITH WHITE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 9, 2023, and entered in Case No. 532022CA002023000000 of the Circuit Court in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2018 G-CIT is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HARLAN H. WHITE, DECEASED; JACQUELYN ANN PENN A/K/A JACQUELYN A. PENN; BRYAN KEITH WHITE; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-

SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on September 18, 2023, the following described property as set forth in said Order or Final Judgment, to-wit:

LOTS 6 AND 7, BLOCK 33, MAP OF DAVENPORT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 58 AND 59 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. THE COURT, IN ITS DESCRIPTION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED August 21, 2023.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallejal.com
1460-183108 / SM2
Aug. 25; Sept. 1, 2023 23-01211K

FIRST INSERTION

Notice is hereby given that JCN LLC, OWNER, desiring to engage in business under the fictitious name of ALL STAR VENDING located at 44039 US HWY 27, DAVENPORT, FLORIDA 33897 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.
August 25, 2023 23-01209K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2022CA002320

LAND HOME FINANCIAL SERVICES, INC. Plaintiff(s), vs. GREGORIO JOSE POLANCO; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 9, 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 13th day of September, 2023 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

Lot 71, Summers Corner, according to the plat as recorded in Plat Book 162, Pages 50 through 52, of the Public Records of Polk County, Florida.
Property address: 324 Aberdeen Drive, Davenport, FL 33896

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel

for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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

Respectfully submitted,
/s/ Heather L. Griffiths
PADGETT LAW GROUP
HEATHER GRIFFITHS, ESQ.
Florida Bar # 91444
6267 Old Water Oak Road,
Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 22-001211-1
Aug. 25; Sept. 1, 2023 23-01215K

FIRST INSERTION

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

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. COURTNEY CASSIE A/K/A COURTNEY LLOYD CASSIE A/K/A COURTNEY L. CASSIE, et al., Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 20, 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 Corporation, 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 September 18, 2023 the following described property 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 23 day of August, 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
Aug. 25; Sept. 1, 2023 23-01219K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 53-2020-CA-000346

LAKEVIEW LOAN SERVICING, LLC., Plaintiff, vs. JESMARIE ALVIRA, 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-000346 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Lakeview Loan Servicing, LLC., is the Plaintiff and Jesmarie Alvira, Castle Credit Co Holding, LLC, Lake Eloise Pointe Homeowners Association Inc., Unknown Party#1 N/K/A Lucia Diaz, 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 September 14, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 87, OF LAKE ELOISE POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 149, PAGES

27 THROUGH 30, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 460 LAKE ELOISE POINTE BLVD, WINTER HAVEN FL 33880

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 16 day of August, 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 - 19-024681
Aug. 25; Sept. 1, 2023 23-01218K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN THAT VAZQUEZ, GLORIAM will engage in business under the fictitious name ELFULETAZOBORICUA BY GLORY, with a physical address 3601 BAKER

DAIRY RD LOT 19 HAINES CITY, FL 33844, with a mailing address 3601 BAKER DAIRY RD LOT 19 HAINES CITY, FL 33844, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
August 25, 2023 23-01188K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CC006486

CHARLES COVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. VENET JORAM, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated August 11, 2023, in Case No.: 2022CC006486 of the County Court in and for Polk County, Florida, wherein CHARLES COVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and VENET JORAM, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on September 15, 2023, the following described property set forth in the Final Judgment of Foreclosure:

Lot 32, Lake Charles Resort Phase 1A, according to the plat as recorded in Plat Book 175, Pages 5 through 10, of the Public Records

of Polk County. 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, (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.

DATED: August 21, 2023
By: /s/Carlos Arias
Carlos Arias, Esquire
Florida Bar No.: 820911
ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
Aug. 25; Sept. 1, 2023 23-01198K

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.

532023CA000901000000 Citizens Bank, N.A., Plaintiff, vs. Scott A. Felton, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA000901000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Citizens Bank, N.A. is the Plaintiff and Scott A. Felton; Tara C. Felton are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 16, BLOCK C, COMBEE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42,

PAGE 31, 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.

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 21st day of August, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 23-F00061
Aug. 25; Sept. 1, 2023 23-01202K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

FIRST INSERTION

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

CASE NO.: 2023-CC-001286
JUDGE: HOPE M. PATTEY LIEN & MEAN, LLC, a Florida limited liability company Plaintiff, v. DANIEL CHAPOVAL FERNANDES, UNKNOWN SPOUSE OF DANIEL CHAPOVAL FERNANDES, VANESSA MAY FERMIN, UNKNOWN SPOUSE OF VANESSA MAY FERMIN AND UNKNOWN TENANT(S) IN POSSESSION, IF ANY, Defendants.

TO: DANIEL CHAPOVAL FERNANDES, UNKNOWN SPOUSE DANIEL CHAPOVAL FERNANDES, VANESSA MAY FERMIN and UNKNOWN SPOUSE OF VANESSA MAY FERMIN, 1423 Louisiana Street, Jacksonville, FL 32209, and all parties having or claiming to have any right, title or interest in the property herein described and all parties claiming interests by, through, under or against DANIEL CHAPOVAL FERNANDES, UNKNOWN SPOUSE DANIEL CHAPOVAL FERNANDES, VANESSA MAY FERMIN and UNKNOWN SPOUSE OF VANESSA MAY FERMIN.

YOU ARE NOTIFIED that an action for foreclosure of a mortgage has been filed against you on property located in Polk County, Florida, further identified as:

Parcel ID: 22-26-02-000000-034020
THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH,

RANGE 22 EAST, POLK COUNTY, FLORIDA. BEING TRACT 92 OF UNRECORDED SURVEY.
TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

You are required to serve a copy of your written defenses, if any, to it on RENE S. GRIFFITH, ESQUIRE, Plaintiff's attorney, whose address is 4260 SE Federal Highway, Stuart, Florida 34997, on or before September 25, 2023, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a Default will be entered against you for the relief demanded in the Complaint.

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 August, 2023.
STACY M. BUTTERFIELD
Clerk Of Court
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk
RENE S. GRIFFITH, ESQUIRE,
Plaintiff's attorney
4260 SE Federal Highway,
Stuart, Florida 34997
rene@beamanbuyland.com
Aug. 25; Sept. 1, 2023 23-01201K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
2023CA-000443-0000-00

VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FRED C. STONE, SR. A/K/A FREDERICK CHARLES STONE; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; FREDERICK CHARLES STONE, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com, at 10:00 AM on the 22 day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 4, BLOCK 136, POINCIANA NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGES 19 THROUGH 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 658 BEAR CT, POINCIANA, FL 34759

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 22 day of August 2023.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
23-00078
Aug. 25; Sept. 1, 2023 23-01221K

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. 2022CA002957000000
Freedom Mortgage Corporation, Plaintiff, vs. Sonia I. Velazquez, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002957000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Sonia I. Velazquez; Horacio Velazquez; Aqua Finance, Inc.; Marbella at Davenport Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 22nd day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 74, MARBELLA AT DAVENPORT, ACCORDING TO THE MAP OR PLAT THERE-

OF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 29 AND 30, 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.

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 18th day of August, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 21-F01525
Aug. 25; Sept. 1, 2023 23-01194K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE
May 22, 2023

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated t/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M91483992
— GARY MEDLIN and PATRICIA M MEDLIN, ("Owner(s)"), 1410 N LEAMINGTON AVE, CHICAGO, IL 60651 Week 44 in Unit No. 0007/ Building A/ Fractional Interest 1.923%/Amount Secured by Lien: \$8,761.84/Lien Doc #2019169859/Assign Doc #2019170277
Contract Number: M92901818

-- CYNTHIA WOOD and CELIA A WILLIAMS, ("Owner(s)"), 314 HORSESHOE DR, SOMERSET, KY 42501 and 509 TRADE WIND PL APT 105, CHESEAPEAKE, VA 23323 Week 35 in Unit No. 0036/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$19,048.70/ Lien Doc #2021119990/Assign Doc #2021121208

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc. at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee,
801 Northpoint Parkway,
Suite 64,
West Palm Beach, FL 33407
Aug. 25; Sept. 1, 2023 23-01216K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO: 2021-CA-002523
TRINITY FINANCIAL SERVICES, LLC, Plaintiff, v. MARY ALFIERI, Defendant.

NOTICE IS HEREBY GIVEN that pursuant to the In Rem Final Judgment of Mortgage Foreclosure entered on August 8, 2023 in Civil Case Number 2021-CA-002523 in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein TRINITY FINANCIAL SERVICES, LLC is the Plaintiff and MARY ALFIERI is the Defendant, Stacy M. Butterfield, the Polk County Clerk of Courts & County Comptroller, will sell to the highest and best bidder for cash online at the following website: www.polk.realforeclose.com beginning at 10:00 a.m. EST on September 12, 2023 in accordance with Chapter 45, Florida Statutes, the following described property in Polk County, Florida, as set forth in the In Rem Final Judgment of Mortgage Foreclosure, to wit:

LOT 7, BLOCK 120, POINCIANA, NEIGHBORHOOD 3, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 19 THROUGH 31, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
SUBJECT PROPERTY ADDRESS:

704 FISHER DRIVE, KISSIMMEE, FLORIDA 34759
A/K/A 704 FISHER DRIVE, POINCIANA, FLORIDA 34759 (PER PROPERTY APPRAISER)
PARCEL IDENTIFICATION NUMBER: 28-27-24-934010-120070.

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.

IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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 NORTH BROADWAY AVENUE, BARTOW, FL 33830, (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: August 17, 2023
/s/ Ashland R. Medley, Esquire
Ashland R. Medley, Esquire/
FBN: 89578
ASHLAND MEDLEY LAW, PLLC
3111 North University Drive, Suite 718, Coral Springs, FL 33065
Telephone: (954) 947-1524/
Fax: (954) 358-4837
Designated E-Service Address: FLEservice@AshlandMedleyLaw.com
Attorney for the Plaintiff
Aug. 25; Sept. 1, 2023 23-01185K

FIRST 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 August 10, 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 September 18, 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 TORRINGTON CIR, LAKELAND, FL 33811-0000

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

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

/s/ Andrew Arias
Andrew Arias, Esq. FBN: 89501
Attorneys for Plaintiff
Marinosci Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-01517 /
CASE NO.: 532022CA003386000000
Aug. 25; Sept. 1, 2023 23-01191K

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. 2017CA003961000000
HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed Pass-Through Certificates, Plaintiff, vs. Dwight Powell a/k/a Dwight M. Powell, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2017CA003961000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein HSBC Bank USA, N.A., as Trustee on behalf of ACE Securities Corp. Home Equity Loan Trust and for the registered holders of ACE Securities Corp. Home Equity Loan Trust, Series 2006-HE3, Asset Backed Pass-Through Certificates is the Plaintiff and Dwight Powell a/k/a Dwight M. Powell; Genevieve Powell; Spanish Oaks Of Central Florida Homeowners Association, Inc.; United States of America, Department of the Treasury - Internal Revenue Service are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at,

www.polk.realforeclose.com, beginning at 10:00 AM on the 13th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:
LOT 33, SPANISH OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 35, 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.
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 18th day of August, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 16-F05741
Aug. 25; Sept. 1, 2023 23-01193K

FIRST INSERTION

Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532019CA002449000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Nationstar Mortgage LLC d/b/a Mr. Cooper, Plaintiff and Devin V. Estrada are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at

10:00 A.M. on September 19, 2023, the following described property as set forth in said Final Judgment, to-wit:

LOT 23, PRESERVE AT SUN-DANCE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 44 AND 45, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2023CA-004449-0000-00

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERRY MCCLENDON, et al., Defendants.

TO: LATASHA MCCLENDON AKA LATASHA NICOLE BROOME

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

THE NORTH HALF (N 1/2) OF LOT 23 AND ALL OF LOT 24, LAKE SHIPP HEIGHTS UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO Box 5026, CORAL SPRINGS, FL 33310 on or before September 18, 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 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 11 day of August, 2023.

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

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
23-00948
Aug. 25; Sept. 1, 2023 23-01220K

www.polk.realforeclose.com, beginning at 10:00 AM on the 13th day of September, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 33, SPANISH OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGE 35, 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.

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 18th day of August, 2023.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
2001 NW 64th St, Suite 130
Ft. Lauderdale, FL 33309
Phone: (954) 618-6955, ext. 4766
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By: /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 16-F05741
Aug. 25; Sept. 1, 2023 23-01193K

ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 2424 North Federal Highway, Suite 360 Boca Raton, Florida 33431 (561) 998-6700 (561) 998-6707 19-317495 FCO1 CXP Aug. 25; Sept. 1, 2023 23-01205K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

June 8, 2023

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.

TIMESHARE PLAN: ORLANDO BREEZE RESORT
An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk

County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period described above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M92852511 -- ANN GIBSON and MELVIN L. GIBSON, and KAREN GIBSON HEREDIA and TRACY ANN TIPTON ("Owner(s)"), 26118 270TH ST, MARYVILLE, MO 64468 and 26106 270TH STREET, MARYVILLE, MO 64468 and 18993 E RIVER RD, PALESTINE, MO 62451 Week 12 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$9,542.79/Lien Doc #2021188155/Assign Doc #2021192203
Contract Number: M92721155 -- ERLYN LISBONY and LYNETTE CANNON, ("Owner(s)"), 17303 LORING LN, SPRING, TX 77388 and 3023 HELBERG RD, HOUSTON, TX 77092 aWeek 17 in Unit No. 0031/ Building D/ Fractional Interest 1.923%/Amount Secured by Lien: \$11,510.46/Lien

Contract Number: M92852511 -- ANN GIBSON and MELVIN L. GIBSON, and KAREN GIBSON HEREDIA and TRACY ANN TIPTON ("Owner(s)"), 26118 270TH ST, MARYVILLE, MO 64468 and 26106 270TH STREET, MARYVILLE, MO 64468 and 18993 E RIVER RD, PALESTINE, MO 62451 Week 12 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$9,542.79/Lien Doc #2021188155/Assign Doc #2021192203
Contract Number: M92721155 -- ERLYN LISBONY and LYNETTE CANNON, ("Owner(s)"), 17303 LORING LN, SPRING, TX 77388 and 3023 HELBERG RD, HOUSTON, TX 77092 aWeek 17 in Unit No. 0031/ Building D/ Fractional Interest 1.923%/Amount Secured by Lien: \$11,510.46/Lien

Contract Number: M92852511 -- ANN GIBSON and MELVIN L. GIBSON, and KAREN GIBSON HEREDIA and TRACY ANN TIPTON ("Owner(s)"), 26118 270TH ST, MARYVILLE, MO 64468 and 26106 270TH STREET, MARYVILLE, MO 64468 and 18993 E RIVER RD, PALESTINE, MO 62451 Week 12 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$9,542.79/Lien Doc #2021188155/Assign Doc #2021192203
Contract Number: M93609528 -- THADDEUS A. PODBIELSKI, ("Owner(s)"), 1319 OLD OSAGE RD, GATESVILLE, TX 76528 Week 35 in Unit No. 0111/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$6,293.87/Lien Doc #2021188155/Assign Doc #2021192203
Contract Number: M93583261 -- GARY L. THOMASON and MARILYN K. THOMASON, ("Owner(s)"), 2605 EAST

Doc #2021272659/Assign Doc #2021275559 Resort.

Contract Number: M92832589 -- BRENDA C. PERRY and WILLIAM V. PERRY, ("Owner(s)"), 1813 POST OAK RD, KILGORE, TX 75662 Week 29 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/Amount Secured by Lien: \$12,513.69/Lien Doc #2019169900/Assign Doc #2019170280
Contract Number: M93609528 -- THADDEUS A. PODBIELSKI, ("Owner(s)"), 1319 OLD OSAGE RD, GATESVILLE, TX 76528 Week 35 in Unit No. 0111/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$6,293.87/Lien Doc #2021188155/Assign Doc #2021192203
Contract Number: M93583261 -- GARY L. THOMASON and MARILYN K. THOMASON, ("Owner(s)"), 2605 EAST

YOST ROAD, GLENCOE, OK 74032 Week 11 in Unit No. 0104/ Building 1/ Fractional Interest 1.923%/Amount Secured by Lien: \$14,217.38/Lien Doc #2021188155/Assign Doc #2021192203

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an ob-

jection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
Aug. 25; Sept. 1 2023 23-01217K

SUBSEQUENT INSERTIONS

SECOND INSERTION

Public Auction

A American Self Storage will have an auction for units 12,72, 5A, 34 at 1019 Triangle St Lakeland FL 33805. A American Self Storage gives Public Notice of the disposal of property for the default of the lease agreement pursuant to florida statues section 83.801-83.809 on the following individuals:

William Hienriquez Unit 12 and P85 - personal items

Bruce Anderson Unit 72- personal items

Misty Sickels Unit 5A- personal items

Michael Fobes Unit 34- personal items

Mike Ussery Unit #6 -personal items

The contents of these units shall be dispersed on or after Sept 6 at 11 Am.

August 18, 25, 2023

23-01144K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-2627
IN RE: ESTATE OF LARRY DONALD WINCE, Deceased.

The administration of the estate of LARRY DONALD WINCE, deceased, whose date of death was September 14, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: August 18, 2023.

KASEY COMSTOCK WINCE
Personal Representative
6104 Crickethollow Drive
Riverview, FL 33578

Robert D. Hines, Esq.

Attorney for Personal Representative
Florida Bar No. 04135550

Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B.
Tampa, FL 33612

Telephone: 813-265-0100
Email: rhines@hnh-law.com

Secondary Email:
mmerkell@hnh-law.com

August 18, 25, 2023 23-01181K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO.:
532021CP0014880000XX
Section: 14
IN RE: ESTATE OF DELILAH MAE MCGILL
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of DELILAH MAE MCGILL, deceased, File Number 21CP-0014880000-XX, is pending in the Probate Court of Polk County, Florida the address of which is Probate Division, 255 N. Broadway, Bartow, Florida 33831. The names and addresses of the Per-

sonal Representative and the Personal Representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED PURSUANT TO §733.702 OF THE FLORIDA PROBATE CODE. 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 August 18, 2023.

Personal Representative
Ian McGill
161 W. Wyandotte Street Unit #1
Stockton, California 95204
Attorney for Personal Representative
James Domineck, Jr., Esquire
P.O. Box 7241
Lakeland, Florida 33807
Telephone: (863) 370-7954
Florida Bar #0078522
August 18, 25, 2023 23-01154K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-002593
IN RE: ESTATE OF MARGARET HOUSHOUR
Deceased.

The administration of the estate of MARGARET HOUSHOUR, deceased, whose date of death was June 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E Parker St, Lakeland, Florida 33801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is August 18, 2023.

Personal Representative:
/s/ Debra Toombs
DEBRA TOOMBS
1756 Birchwood Loop,
Lakeland, FL 33811
Attorney for Personal Representative:
/s/ Thomas R. Walser
THOMAS R. WALSER, ESQ.
Attorney for Personal Representative
E-mail Addresses:
trwalser@floridaprobatefirm.com
Florida Bar No. 116596
Florida Probate Law Firm, PLLC
4800 N. Federal Highway,
Suite 106D
Boca Raton, Florida 33431
Telephone: (561) 210-5500
August 18, 25, 2023 23-01170K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2023CP-2878
Division: Probate
IN RE: ESTATE OF WILLIAM VARGAS A/K/A WILLIAM VARGAS CANAVERAL
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of William Vargas a/k/a William Vargas Canaveral, deceased, Case Number 2023CP-2878, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830; that the decedent's date of death was March 4, 2023; that the total value of the estate is \$0.00 and

that the names and addresses of those to whom it has been assigned by such order are:

Name
The William Vargas Trust Dated May 16, 2005, as Restated on November 19, 2018, Ana Gillespie and Cesar Vargas, as Co-Trustees
Address
3370 Turnberry Drive, Lakeland, FL 33803

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this Court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS

AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 August 18, 2023.

Personal Giving Notice:
Ana Gillespie, Petitioner
Adiela Vargas, Petitioner
Attorney for Person Giving Notice:
Daniel Medina, B.C.S.
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Ave, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
August 18, 25, 2023 23-01183K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0025980000
Division: Probate
IN RE: ESTATE OF CAROL J. RANGLES
Deceased.

The administration of the Estate of Carol J. Rangles, deceased, whose date of death was May 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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 August 18, 2023.

Personal Representative:
/s/ Jeffrey B. Randles
Jeffrey B. Randles
1088 Via Bianca Drive
Davenport, Florida 33896

Attorneys for Personal Representative:
/s/ Heidi W. Isenhardt
Heidi W. Isenhardt
Florida Bar Number: 123714
Email:
hisenhart@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
Email: cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place,
Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary E-Mail:
Probateservice@shuffieldlowman.com
4883-3044-7468, v. 1
August 18, 25, 2023 23-01153K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-CP-2505
IN RE: ESTATE OF DEBRA ELAINE CECIL, Deceased.

The administration of the estate of DEBRA ELAINE CECIL, deceased, whose date of death was May 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 18, 2023.

BARBARA CECIL
Personal Representative
82 Montgomerie Circle, Box 6280
Eagle, CO 81631

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 04135550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
August 18, 25, 2023 23-01178K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
File Number: 23CP-002415
Probate Division
IN RE: ESTATE OF JAMES WILLIS CAMPBELL, JR. Deceased.

The estate of James Willis Campbell, Jr., deceased, File Number 23CP-002415, is pending in the Circuit Court for Polk County, Florida, 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. The date of first publication of this notice is August 18, 2023.

All creditors and those having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date of the first publication of this notice or 30 days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, are required to file their claims with the above named court within 3 months after the date of the first publication of this notice.

ALL CLAIMS NOT SO FILED 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.

Personal Representative
DocuSigned by:

/s/ David K. Campbell
David K. Campbell
2416 Berkshire Drive
Winter Haven, Florida 33884
/s/Krista Mahalak
Krista Mahalak
Florida Bar No. 78231
Attorneys for Petitioner
Peterson & Myers, P.A.
P.O. Box 7608
Winter Haven, FL 33883
Telephone (863) 294-3360
kmahalak@petersonmyers.com
dhughes@petersonmyers.com
Attorneys for Personal Representative
August 18, 25, 2023 23-01156K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2023-CP-002385
In Re: The Estate of ROGER W. WOOD JR., Deceased.

The administration of the estate of ROGER W. WOOD JR., deceased, whose date of death was JANUARY 23rd, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative:
CANDELARIA L. WOOD
309 DOLCETTO DR
Davenport, FL 33897
Attorney for Personal Representative:
Michael L. Severe, Esq.
Tampa Law Group, P.A.
Florida Bar Number: 102833
15310 Amberly Dr.
Tampa, Florida 33647
Telephone: (813) 384-3387
E-mail:
michael@mytampalawgroup.com
August 18, 25, 2023 23-01165K

SECOND INSERTION

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

CASE NO. 2023CC0019680
BAHAMA BAY CONDOMINIUM
ASSOCIATION, INC., A Florida
Not-For-Profit Corporation,
Plaintiff, v.
COLIN O. PLANT; ZOE PLANT
& ANY UNKNOWN PERSON(S)
IN POSSESSION,
Defendants.

TO: COLIN O. PLANT
805 Gran Bahama Boulevard
Davenport, FL 33837
171 VICTORIA ROAD
LOWESTOFT, SUFFOLK NR33 9LP,
UK

21 WHARFEDALE CARLTON
COLVILLE, SUFFOLK NR33 8TA,
UK
21 DAFFODIL WALK
LOWESTOFT NR33 8NR, UK
If alive, and if dead, all parties claim-
ing interest by, through, under or
against COLIN O. PLANT, and all
parties having or claiming to have
any right, title, or interest in the
property described herein.

YOU ARE HEREBY NOTIFIED
that an action seeking to foreclose
a homeowner association assessment
lien has been filed on the following
described property:

Unit 30201, of Bahama Bay
Phase 30, a Condominium, ac-
cording to the Declaration of
Condominium thereof recorded
in Official Records Book 5169,
Page 1306, and amendment
adding Phase 30, as recorded
in Official Records Book 6239,
Page 1872, and recorded in
Condominium Plat Book 16,
Page 45, all of the Public Re-
cords of Polk, Florida, and any
amendments thereto, together
with its undivided share in the
common elements.

Property Address: 805 Gran
Bahama Boulevard, Davenport,
FL 33837

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it, on
BAHAMA BAY CONDOMINIUM
ASSOCIATION, INC., c/o Sarah E.
Webner, Esq., The Law Office of
Wonsetler & Webner, P.A., 717 N.
Magnolia Avenue, Orlando, FL 32803
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.

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with
a disability who needs any accom-
modation 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.

This is an attempt to collect a
debt. Any information will be used
for that purpose.

WITNESS my hand and the seal
of this Court on 7-26-23.

Default 9-1-23

Stacy M. Butterfield
Polk County Clerk of Court
(SEAL) By: /s/ Lori Armijo
Deputy Clerk

Sarah E. Webner, Esq.,
The Law Office of Wonsetler &
Webner, P.A.
717 N. Magnolia Avenue
Orlando, FL 32803
August 18, 25, 2023 23-01150K

SECOND INSERTION

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

POLK COUNTY, FLORIDA.
CASE NO. 2023CA005106000000
BANK OF AMERICA, N.A.,
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNORS,
CREDITORS AND TRUSTEES OF
THE ESTATE OF WILLIAM C.
WRIGHTSON A/K/A WILLIAM
WRIGHTSON (DECEASED), ET
AL.

DEFENDANT(S).
TO: THE UNKNOWN HEIRS, BEN-
EFICIARIES, DEVISEES, GRANT-
EES, ASSIGNORS, CREDITORS
AND TRUSTEES OF THE ESTATE
OF WILLIAM C. WRIGHTSON
A/K/A WILLIAM WRIGHTSON
(DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 4104 Festi-
val Pointe Blvd, Mulberry, FL 33860
YOU ARE HEREBY NOTIFIED
that an action to foreclose a mortgage
on the following described property
located in Polk County, Florida:
LOT 26 OF FESTIVAL
POINTE AT SUNDANCE
PHASE ONE, ACCORDING
TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK
137, PAGE(S) 5 THROUGH 7,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORI-
DA. LEGAL PROJECT NAME
- FESTIVAL POINTE AT SUN-
DANCE

has been filed against you, and you

are required to serve a copy of your
written defenses, if any, to this action,
on Tromberg, Morris & Poulin, PLLC,
attorneys for Plaintiff, whose address
is 1515 South Federal Highway, Suite
100, Boca Raton, FL 33432, and
file the original with the Clerk of
the Court, within 30 days after the
first publication of this notice, either
before 9/18/2023 or immediately
thereafter, otherwise a default may
be entered against you for the relief
demanded in the Complaint.

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

Date: 8/11/2023

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Tamika Joiner
Deputy Clerk of the Court

Tromberg, Morris & Poulin, PLLC,
attorneys for Plaintiff,
1515 South Federal Highway, Suite
100,
Boca Raton, FL 33432
Our Case #: 23-000775-FNMA-
F\2023CA005106000000 \BOA
August 18, 25, 2023 23-01162K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR

POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2023-CA-004284
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER,
OR AGAINST, FRANCES M.
PHILLIPS, DECEASED, et al,
Defendant(s).

TO: THE UNKNOWN HEIRS,
DEVISEES, GRANTEEES, AS-
SIGNEES, LIENORS, CREDITORS,
TRUSTEES, OR OTHER CLAIM-
ANTS CLAIMING BY, THROUGH,
UNDER, OR AGAINST, FRANCES
M. PHILLIPS, DECEASED
Last Known Address: Unknown
Current Address: Unknown

YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in Polk County,
Florida:

LOT 67, OF CRYSTAL GROVE,
ACCORDING TO MAP OR
PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 72,
PAGE 33, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
A/K/A 2237 CRYSTAL GROVE
LANE LAKELAND FL 33801

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-
tion of the Notice of Action, on Alber-
telli 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 de-
manded 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, 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 im-
mediately 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
this court on this 28 day of July, 2023.

Default Date September 4, 2023

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

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
NL - 23-001876
August 18, 25, 2023 23-01147K

SECOND INSERTION

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

CASE NO.: 53-2023-CA-004445
WELLS FARGO BANK, N.A.,
Plaintiff, vs.

THE UNKNOWN HEIRS,
DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST BARBARA WHEELER
AKA BARBARA M. WHEELER
AKA BARBARA ANN WHEELER,
DECEASED, et al,
Defendant(s).

TO: THE UNKNOWN HEIRS, DE-
VISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES
OR OTHER CLAIMANTS CLAIM-
ING BY, THROUGH, UNDER, OR
AGAINST BARBARA WHEELER
AKA BARBARA M. WHEELER
AKA BARBARA ANN WHEELER,
DECEASED

Last Known Address: Unknown
Current Address: Unknown

YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage on the
following property in Polk County,
Florida:

LOTS 513 AND 514 OF HUN-
DERED LAKES CORPORA-
TION'S SUBDIVISION, IN-
WOOD UNIT #6, ACCORDING
TO MAP OR PLAT THEREOF
RECORDED IN PLAT BOOK
14, PAGES 2, 2A AND 2B IN
THE OFFICE OF THE CLERK
OF THE CIRCUIT COURT,

POLK COUNTY, FLORIDA.
A/K/A 3950 AVE U NW WIN-
TER HAVEN FL 33881

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-
tion of the Notice of Action, on Alber-
telli 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 de-
manded 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, 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 im-
mediately 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
this court on this 3rd day of August,
2023.

Default Date: September 11, 2023

Stacy M. Butterfield, CPA
Clerk of Courts & Comptroller
Polk County, Florida
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk

Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 23-001935
August 18, 25, 2023 23-01146K

SECOND INSERTION

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

CASE NO. 2023CC0019680
BAHAMA BAY CONDOMINIUM
ASSOCIATION, INC., A Florida
Not-For-Profit Corporation,
Plaintiff, v.

COLIN O. PLANT; ZOE PLANT &
ANY UNKNOWN PERSON(S) IN
POSSESSION,
Defendants.

TO: ZOE PLANT
805 Gran Bahama Boulevard
Davenport, FL 33837
171 VICTORIA ROAD
LOWESTOFT, SUFFOLK NR33 9LP,
UK
21 WHARFEDALE CARLTON
COLVILLE, SUFFOLK NR33 8TA,
UK
21 DAFFODIL WALK
LOWESTOFT NR33 8NR, UK
If alive, and if dead, all parties claim-
ing interest by, through, under or
against ZOE PLANT, and all parties
having or claiming to have any right,
title, or interest in the property de-
scribed herein.

YOU ARE HEREBY NOTIFIED
that an action seeking to foreclose a
homeowner association assessment
lien has been filed on the following
described property:

Unit 30201, of Bahama Bay
Phase 30, a Condominium, ac-
cording to the Declaration of
Condominium thereof recorded
in Official Records Book 5169,
Page 1306, and amendment
adding Phase 30, as recorded
in Official Records Book 6239,
Page 1872, and recorded in Con-
dominium Plat Book 16, Page
45, all of the Public Records of
Polk, Florida, and any amend-
ments thereto, together with its
undivided share in the common

elements.
Property Address: 805 Gran
Bahama Boulevard, Davenport,
FL 33837

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it, on BA-
HAMA BAY CONDOMINIUM ASSO-
CIATION, INC., c/o Sarah E. Webner,
Esq., The Law Office of Wonsetler &
Webner, P.A., 717 N. Magnolia Avenue,
Orlando, FL 32803 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 im-
mediately thereafter; otherwise a default
will be entered against you for the re-
lief demanded in the complaint.

AMERICANS WITH DISABILI-
TIES ACT. If you are a person with a
disability who needs any accommoda-
tion in order to participate in this pro-
ceeding, you are entitled, at no cost to
you, to the provision of certain assis-
tance. 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 im-
mediately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you
are hearing or voice impaired, call 711.

This is an attempt to collect a debt.
Any information will be used for that
purpose.

WITNESS my hand and the seal of
this Court on 7-26-23.

Default 9-1-23

Stacy M. Butterfield
Polk County Clerk of Court
(SEAL) By: /s/ Lori Armijo
Deputy Clerk

Sarah E. Webner, Esq.,
The Law Office of Wonsetler &
Webner, P.A.
717 N. Magnolia Avenue
Orlando, FL 32803
August 18, 25, 2023 23-01151K

SECOND INSERTION

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

CASE NO. 53-2022-CA-000954
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff, vs.

THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF STEPHEN H.
SMITH, DECEASED, et. al.
Defendant(s).

TO: MICHAEL ANDREW SMITH,
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:

LOT 11, BLOCK 720, INDIAN
LAKE ESTATES UNIT NO. 8,
A SUBDIVISION ACCORD-
ING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK
39, PAGE 47, OF THE PUBLIC
RECORDS OF POLK COUNTY,
FLORIDA

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before Septem-
ber 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 Plain-
tiff's attorney or immediately thereaf-
ter; 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 disabili-
ty 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 im-
mediately 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
this Court at County, Florida, this 11
day of August, 2023.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Asuncion Nieves
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane
& Partners, PLLC
6409 Congress Ave.,
Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: fmail@raslg.com
THIS NOTICE SHALL BE
PUBLISHED ONCE A WEEK FOR
TWO (2) CONSECUTIVE WEEKS.
22-022054
August 18, 25, 2023 23-01172K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on
09/01/2023 at 10:30 a.m., the follow-
ing property will be sold at public auc-
tion pursuant to F.S. 715.109: A 1968
HILC mobile home bearing vehicle
identification number HF223B and all
personal items located inside the mo-
bile home. Last Tenant: Hilda Joyce

Carter, Estate of Hilda Joyce Carter,
and All Unknown Parties, Beneficiaries,
Heirs, Successors, and Assigns of Hilda
Joyce Carter. Sale to be held at: Wood-
all's Mobile Home Village, 2121 New
Tampa Highway, Lakeland, Florida
33815, 863-686-7462.

August 18, 25, 2023 23-01159K

THIRD INSERTION

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

CASE NO.: 2022-CA-4023
BASHIRU SALISU AND ESTHER
LAYODE,
Plaintiffs, v.
EDELINDA TORRES-VDA DE
BENITEZ; AND CLAUDINE
ESTACHE; JANE DOE THE
PERSONAL REPRESENTATIVE
OF THE ESTATE OF THOMAS L.
FLOYD; POLK COUNTY CLERK
OF COURTS; VICKIE GRANT;
MICHELLE FEJERANG; and
JAMIE COURTNEY,
Defendants.

To EDELINDA TORRES-VDA DE
BENITEZ:

YOU ARE HEREBY NOTIFIED
that an action to Quiet Title to real
property described as:

W1/2 OF E1/2 OF S1/2 OF
SE1/4 OF SE1/4 OF NE1/4LESS
MINERAL RIGHTS BEING
BLK 49 LOT 241 More com-
monly known as: 0 Common-
wealth Avenue, Polk City, FL
33868

has been filed by Plaintiffs, BASHIRU
SALISU AND ESTHER LAYODE,
and you are required to serve a copy of

your written defenses, if any, on Alisa
Wilkes, Esq., 13400 Sutton Park Dr.
S., Suite 1204, Jacksonville, FL 32224,
(904)620-9545 on or before 9-7-23 and
file the original with the Clerk of Court
and Plaintiff's attorney, otherwise a
default and judgment will be entered
against you for the relief demanded.

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

Witness my hand and the seal of this
court on this 1st day of August, 2023.

Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Lori Armijo
Deputy Clerk

Alisa Wilkes, Esq.,
Wilkes & Mee, PLLC
13400 Sutton Park Dr, S, Suite 1204
Jacksonville, FL 32224
Aug. 11, 18, 25; Sept. 1, 2023
23-01136K

THIRD INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE COUNTY COURT OF THE
10th JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.:
2023-CA-000265-0000-00

PEAK PROPERTY AND
CASUALTY INSURANCE
CORPORATION,
Plaintiff, v.
JACQUES OBAS, JOHNISHA
WRIGHT, Individually and as pa-
rent and guardian of NARAJI
OBAS, a minor, LAKELAND
REGIONAL MEDICAL CENTER,
INC., UNIQUE CHIROPRACTIC,
INC. d/b/a FLORIDA SPINE
AND INJURY INSTITUTE, POLK
COUNTY BOARD OF COUNTY
COMMISSIONERS, on behalf of
POLK COUNTY EMERGENCY
MEDICAL SERVICES, ENRIQUE
A. GOMEZ, ENRIQUE A. GOMEZ,
JR., SOUTHERN-OWNERS
INSURANCE COMPANY,
Defendants.

To: JACQUES OBAS, whose present
address is unknown.

YOU ARE NOTIFIED that an action
for Declaratory Judgment has been
filed against you to have the Peak Prop-
erty and Casualty Insurance Corpora-
tion policy of insurance #11408050020
that was issued to JACQUES OBAS
with an effective date of 08/22/2002,
declared null and void for misrepresen-
tations, omissions, concealment and
incorrect statements that were mater-
ial to the acceptance of the risk and the
hazards assumed. You are further

notified that you are required to serve
a copy of your written defenses, if any,
to Robert E. O'Connell, Esq., Plaintiff's
attorney, whose address is P. O. Box
#5084, Deerfield Beach, FL 33442,
telephone number (561) 999-3250, on
or before a 9-7-2023, and file the origi-
nal with the Clerk of the Court.

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

This notice shall be published once a
week for four consecutive weeks in the
Business Observer or other newspaper
which has circulation in Polk County.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Av-
enue, Bartow, Florida 33830, (863) 534-
4686, at least 7 days before your sched-
uled 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 8-1-2023.

STACY M. BUTTERFIELD,
As Clerk of the Court
(SEAL) By: /s/ Lori Armijo
As Deputy Clerk

Robert E. O'Connell, Esq.,
Plaintiff's attorney,
P. O. Box #5084,
Deerfield Beach, FL 33442
telephone number (561) 999-3250
Aug. 11, 18, 25; Sept. 1, 2023
23-01139K

THIRD INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.:
2023 CA 000510-0000-00

PEAK PROPERTY AND CASUALTY
INSURANCE CORPORATION,
Plaintiff, v.

NESLIE B. JOHNSON, CAMILLA
A. JOHNSON, SHEDRICK
GRIFFIN, WATSON CLINIC, LLP,
LAKELAND REGIONAL MEDICAL
CENTER, INC., POLK COUNTY,
FLORIDA, a Political
Subdivision of the State of Florida,
on behalf of POLK COUNTY
EMERGENCY MEDICAL
SERVICES, EMERGENCY
PHYSICIANS, INC., d/b/a
EMERGENCY RESOURCES
GROUP, RADIOLOGY AND
IMAGING SPECIALISTS OF
LAKELAND, P.A., AND UNITED
PARCEL SERVICE, INC.,
Defendants.

To: SHEDRICK GRIFFIN, whose present
address is unknown.

YOU ARE NOTIFIED that an action
for Declaratory Judgment has been filed
against you to have the Peak Property
and Casualty Insurance Corporation
policy of insurance #11406395657 that
was issued to NESLIE B. JOHNSON
with an effective date of 08/07/2002,
declared null and void for misrepresen-
t

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. 2022CA003286000000
NATIONSTAR MORTGAGE LLC, Plaintiff, vs. KIMBERLY S. DAVIS; UNKNOWN SPOUSE OF KIMBERLY S. DAVIS; STONEBRIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC, et al. Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 20, 2023, and entered in 2022CA003286000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and KIMBERLY S. DAVIS; UNKNOWN SPOUSE OF KIMBERLY S. DAVIS; STONEBRIDGE VILLAS HOMEOWNERS' ASSOCIATION, INC are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 07, 2023, the following described property as set forth in said Final Judgment, to wit:
 ALL THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF POLK, STATE OF FLORIDA TO WIT:
 PARCEL 16 OF THE UNRECORDED STONEBRIDGE VILLAS PHASE TWO, DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 61 OF STONEBRIDGE-PHASE II SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA;
 THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST, 122.80 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 260.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SEC-

ONDS WEST, 32.50 FEET; THENCE RUN NORTH 00 DEGREES 32 MINUTES 49 SECONDS EAST, 138.01 FEET TO THE NORTH SECTION LINE OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE ALONG SAID SECTION LINE RUN NORTH 89 DEGREES 57 MINUTES 19" EAST, 32.50 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 49 SECONDS WEST, 138.34 FEET TO THE TRUE POINT OF BEGINNING.
 Property Address: 2231 DEVONSHIRE PL, WINTER HAVEN, FL 33880
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.
IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs 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 11 day of August, 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
 22-060872 - NaC
 August 18, 25, 2023 23-01164K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA-005056-0000-00
DAVID J. WATSON, and BETTY L. WATSON, Petitioners, v. ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; ESTATE OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF LETAH R. GLASSCOCK, DECEASED Defendants.
 TO: ESTATE OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF EDDIE EDGAR GLASSCOCK, a/k/a EDWIN E. GLASSCOCK, a/k/a E. E. GLASSCOCK, DECEASED; ESTATE OF LETAH R. GLASSCOCK, DECEASED; and THE UNKNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF LETAH R. GLASSCOCK, DECEASED, all addresses unknown
 YOU ARE NOTIFIED that an action to quiet title, for declaratory judgment, and other relief regarding the following property in Polk County, Florida:
 Lot 1, Block 3, Lena Vista Subdivision, according to the map or plat thereof, recorded in Plat

Book 13, Pages 42 & 42A, Public Records of Polk County, Florida, has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the 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; 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 an 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 8/14/2023
STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT
 By: Jean Boyle
 As Deputy Clerk
 Petitioner's/Plaintiff's Attorney:
 Christopher A. Desrochers, Esq.,
 Christopher A. Desrochers, P.L.L.C.,
 2504 Ave. G
 NW, Winter Haven, FL 33880.
 (863) 299-8309.
 Email: cadlawfirm@hotmail.com
 Default Date 9/20/2023
 Aug. 18, 25; Sept. 1, 8, 2023
 23-01167K

SECOND INSERTION

Notice of Action CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT POLK COUNTY FLORIDA
Case Number: 2023DR-0887 DIV/SEC: 01
 IN THE MATTER OF:
 Patricia Dominguez, Mother, and Areli Cortez-Hernandez Father
ACTION TO ESTABLISH PATERNITY ARELI CORTEZ-HERNANDEZ 3601 BAKER DAIRY ROAD, HAINES CITY FLORIDA 33844
 YOU ARE NOTIFIED that an action for paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to the Mother's counsel of record, Michael Amico, whose address is PO Box 2044, Winter Haven, Florida 33883, on or before September 15, 2023, and file the original with the clerk of Polk County, Florida before service on the Mother or immediately thereafter. If you fail to do

so, a default may be entered against you for the relief demanded in the petition. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
 You must keep the Clerk of the Circuits Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or emailed to the addresses on record at the clerk's office.
 Dated: 08/09/2023
STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT
 By: Kimari Hales
 Deputy Clerk
 August 18, 25; Sept. 1, 8, 2023
 23-01161K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION
CASE NO. 2022CA003309000000
SPECIALIZED LOAN SERVICING LLC, Plaintiff, vs. DEBRA E. KENNEDY A/K/A DEBRA KENNEDY, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 31, 2023 in Civil Case No. 2022CA003309000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and DEBRA E. KENNEDY A/K/A DEBRA KENNEDY, 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 September, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:
 LOT 3, OAK TREE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 5 FEET OF THE EAST 25 FEET OF LOT 3. INCLUDING 2000 GENERAL MANUFAC MOBILE HOME WITH VIN#S GMHGA4219924586A AND GMHGA4219924586B.
 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 an 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/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 110 SE 6th Street, Suite 2400
 Fort Lauderdale, FL 33301
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRService@mccalla.com
 Fla. Bar No.: 0146803
 7212164
 22-00739-2
 August 18, 25, 2023 23-01175K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2021CA002816
LAKEVIEW LOAN SERVICING, LLC, PLAINTIFF, vs. DAVID HERNANDEZ, ET AL, DEFENDANT,
 NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on July 18, 2023 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on September 18, 2023 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:
 LOT 51, NORTH POINTE PHASE I, AS PER PLAT BOOK 96, PAGES 8 AND 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA
 Property Address: 906 Chelsea Way, Lake Wales, FL 33853
 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 an 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: August 15, 2023
 /s/ Kelley L. Church
 Kelley L. Church, Esquire
 Florida Bar No.: 100194
 Quintairo, Prieto, Wood & Boyer, P.A.
 255 S. Orange Ave., Ste. 900
 Orlando, FL 32801-3454
 (855) 287-0240
 (407) 872-6012 Facsimile
 E-mail: servicecopies@qpwblaw.com
 E-mail: kchurch@qpwblaw.com
 Attorney for Plaintiff
 FL-000974-22 - 2021CA002816
 August 18, 25, 2023 23-01173K

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2022-CA-002060-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BRAKEBILL ET AL. Defendant(s).
 Notice is hereby given that on 9/22/23 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:
 An undivided interest as tenant-in-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto
Count I BONNIE BRAKEBILL and GARY BRAKEBILL

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 53-2022-CA-003109-000-00
SILVERLEAF RESORTS, LLC Plaintiff, vs. CLEGHORN ET AL. Defendant(s).
 Notice is hereby given that on 9/22/23 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:
 An undivided interest as tenant-in-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto
Count I TAMMY CLEGHORN and ROBERT C CLEGHORN

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2022CA001532000000
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, Plaintiff, vs. UNKNOWN HEIRS OF MARIA G. WALLS; , et al. Defendants
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated August 7, 2023, and entered in Case No. 2022CA001532000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2007-1, is Plaintiff and UNKNOWN HEIRS OF MARIA G. WALLS; DARCIIE WALLS; ROBIN TUCKER, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for Polk County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 12TH day of SEPTEMBER, 2023, the following described property as set forth in said Final Judgment, to wit:

SECOND INSERTION

AND ANY ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GARY BRAKEBILL
 Interest 1.923%, Use Period No./ Unit No. 21/0041, Building F ,
Count III CARRIE R HODGE and ERIC HODGE and CAROLINE LOHMEYER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES OR OTHER CLAIMANTS OF CAROLINE LOHMEYER
 Interest 1.923%, Use Period No./ Unit No. 18/0042, 32/0043, Building F ,
Count IV ABDUL R KAREEM and MARILYN KAREEM AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MARILYN KAREEM
 Interest 1.923%, Use Period No./ Unit No. 4/0017, Building C ,
Count V IRENE RAMIREZ and FELIX RAMIREZ JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF FELIX RAMIREZ JR.
 Interest 1.923%, Use Period No./ Unit No. 4/0048, Building F ,
Count VII DEBORAH L SCHAFNITZ and KAREN M CUTHBERTSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KAREN M. CUTHBERTSON
 Interest 1.923%, Use Period No./ Unit No. 18/0028, Building D ,
Count VIII DEMETRIA SUERO
 Interest 1.923%, Use Period No./

SECOND INSERTION

III AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROBERT C.CLEGHORN III,
 Interest 1.923%, Use Period No./ Unit No. 35/0026, Building D ,
Count IV FERNANDO GARCIA
 Interest 1.923%, Use Period No./ Unit No. 9/0007, Building A ,
Count V EDNA Y. GREENE AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF EDNA Y. GREENE
 Interest 1.923%, Use Period No./ Unit No. 40/0048, Building F ,
Count VI WILEY E. GUNN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILEY E. GUNN
 Interest 1.923%, Use Period No./ Unit No. 43/0005, Building A ,
Count VII REBECCA A. HALEY AND RAYMOND P. HALEY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RAYMOND P. HALEY
 Interest 1.923%, Use Period No./ Unit No. 22/0107, 34/0111, Building 1 ,
Count VIII NANCY HALL
 Interest 1.923%, Use Period No./ Unit No. 25/0104, 25/0106, Building 1 ,
Count IX NYOKA PERRY A/K/A NYOKA ASHTON PERRY AND CURTIS L. GARNER A/K/A CURTIS LEE GARNER AND ANY AND ALL

SECOND INSERTION

LOT 9, SOUTH LAKELAND HEIGHTS UNIT #3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 "If you are a person with a disability who needs an 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."
 "Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o

Unit No. 44/0023, Building C ,
Count IX ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM D. WEISSINGER
 Interest 1.923%, Use Period No./ Unit No. 1/0104, 2/0110, Building 1 ,
 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-002060-0000-00.
 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 1 year after the sale.
 If you are a person with a disability who needs an 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 August 15, 2023
JERRY E. ARON, P.A.
 /s/ Jerry E Aron
 Jerry E. Aron, Esq.
 Attorney for Plaintiff
 Florida Bar No. 0236101
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407
 Telephone (561) 478-0511
 jaron@aronlaw.com
 mevans@aronlaw.com
 August 18, 25, 2023 23-01177K

SECOND INSERTION

UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CURTIS L. GARNER A/K/A CURTIS LEE GARNER
 Interest 1.923%, Use Period No./ Unit No. 2/0111, 9/0066, Building 1 ,
 The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-003109-000-00.
 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 1 year after the sale.
 If you are a person with a disability who needs an 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 August 15, 2023
JERRY E. ARON, P.A.
 /s/ Jerry E Aron
 Jerry E. Aron, Esq.
 Attorney for Plaintiff
 Florida Bar No. 0236101
 801 Northpoint Parkway, Suite 64
 West Palm Beach, FL 33407
 Telephone (561) 478-0511
 jaron@aronlaw.com
 mevans@aronlaw.com
 August 18, 25, 2023 23-01176K

de la voz, llame al 711."
 "Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."
 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.
 Dated this 14TH day of August, 2023.
VAN NESS LAW FIRM, PLC
 1239 E. Newport Center Drive,
 Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
PRIMARY EMAIL:
 Pleadings@vanlawfl.com
 /s/ J. Anthony Van Ness
 J. Anthony Van Ness, Esq.
 Bar Number: 391832
 Email: TVanness@vanlawfl.com
 PHH17165-22/sap
 August 18, 25, 2023 23-01184K

Q&A What makes public notices in newspapers superior to other forms of notices?
 Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.
 Rarely do consumers specifically search online for public notices.

SECOND INSERTION

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

CASE NO.: 2022-CA-000033
PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v.
UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF ANGEL L. GUADALUPE FONSECA, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on September 7, 2023, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 40, Randa Ridge Phase 1, a subdivision according to the plat thereof recorded in Plat Book 125, Pages 26 through 29, inclusive, of the Public Records of Polk County, Florida.
Property Address: 1049 Ronlin St, Haines City, FL 33844

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 11th day of August, 2023.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147

Kathryn I. Kasper, Esq.
FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 430

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

August 18, 25, 2023 23-01152K

SECOND INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-000264
GITSIT SOULTIONS LLC,

Plaintiff, v.
UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED J. TATRO, et al.,
Defendants.

TO: UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED J. TATRO
Last Known Address: Unknown
YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk County, Florida:

LOT 19, BLOCK 9, POLO PARK PHASE I-B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, including the buildings, appurtenances, and fixture located hereon.
Property Address: 539 Ranger Park Court, Davenport, FL 33897 (the "Property").

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW GROUP, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before Sept. 18, 2023, (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Polk, Florida on this 10th day of August, 2023.

STACY M. BUTTERFIELD
CLERK OF COURT
(SEAL) BY: /s/ Tamika Joiner
Deputy Clerk

HARRIS S. HOWARD, ESQ.,
HOWARD LAW GROUP,
Plaintiff's attorney,
4755 Technology Way, Suite 104
Boca Raton, FL 33431
August 18, 25, 2023 23-01149K

SECOND INSERTION

NOTICE OF RESCHEDULED SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2021-CA-001516
U.S. BANK NATIONAL ASSOCIATION,

Plaintiff, vs.
JAMES W. MCCLAIN JR., et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 10, 2023, and entered in Case No. 2021-CA-001516 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 James W. McClain Jr., Rose A. Wingham, Whisper Lake Homeowners Association, Inc., CACV of Colorado, LLC, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 8, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 63, WHISPER LAKE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 20, PUB-

LIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 971 WHISPER LAKE DR WINTER HAVEN FL 33880

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 15 day of August, 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 - 21-003627
August 18, 25, 2023 23-01179K

SECOND INSERTION

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

CASE NO.: 2023CA004523000000
LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs.
CARLOS TORRES; et al.,
Defendant(s).

TO: Carlos Torres
Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759
TO: Unknown Spouse of Carlos Torres
Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759
TO: Unknown Tenant #1
Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759
TO: Unknown Tenant #2
Last Known Residence: 307 Edgewood Ct Kissimmee, FL 34759
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:

LOT 10, BLOCK 1601, POINCIANA NEIGHBORHOOD 2, VILLAGE 3, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 54, PAGE(S) 12 THROUGH 20, INCLUSIVE, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-

DRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before September 18, 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 August 11, 2023.

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

ALDRIDGE PITE, LLP,
Plaintiff's attorney,
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1184-1814B Ref# 5079
August 18, 25, 2023 23-01163K

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 STRR mobile home bearing the vehicle identification number GJM-DXMF011091 and all personal items located inside the mobile home. Last Tenant: Selina Reed and Dale Edward Reed. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.

August 18, 25, 2023 23-01158K

SECOND INSERTION

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

PROBATE DIVISION
File No.: 23CP-2315
IN RE: ESTATE OF

PAMELA RUTH SIMMONS,
Deceased
SSN: XXX-XX-5719

The administration of the estate of PAMELA RUTH SIMMONS, deceased, whose date of death was April 23, 2023, and whose Social Security Number is XXX-XX-5719, 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, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITHIN 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 18th day of August, 2023.

Signed on this 16th day of August, 2023.

Personal Representative:
/s/ David Simmons
David Simmons
5615 SW 26th St.
West Park, FL 33023

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
August 18, 25, 2023 23-01180K

SECOND INSERTION

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

File No.

53-2023-CP-002482-0000-XX

Division 14

IN RE: ESTATE OF

JAMES WAYNE GENGLER

Deceased.

The administration of the estate of James Wayne Gengler, deceased, whose date of death was June 18, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Personal Representative:
Deborah L. Gengler
1610 Leighton Avenue
Lakeland, Florida 33803

Attorney for Personal Representative:
L. Caleb Wilson
Attorney

Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleh@mundylaw.com
August 18, 25, 2023 23-01171K

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 VAGA mobile home bearing vehicle identification number VF252 and all personal items located inside the mobile home. Last Tenant: Robert Donald Wilson, Estate of Robert Donald Wilson, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Robert Donald Wilson. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

August 18, 25, 2023 23-01160K

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 BAYW mobile home bearing the vehicle identification number BF21409 and all personal items located inside the mobile home. Last Tenant: Cora Louise Moran, Brent Sterling Moran, Estate of Brent Moran and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Brent Moran. Sale to be held at: Bonny Shores Mobile Home Park, 164 Bonny Shores Drive, Lakeland, Florida 33801, 863-397-7699.

August 18, 25, 2023 23-01157K

SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 09/01/2023 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 HOLI mobile home bearing vehicle identification number 3445T and all personal items located inside the mobile home. Last Tenant: Billy Lee Johnson and Glenn David Nile. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

August 18, 25, 2023 23-01182K

SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23 CP 000894
Division Probate
IN RE: ESTATE OF
SHARON ANN CERVENY
A/K/A SHARON A. CERVENY
A/K/A SHARON CERVENY
Deceased.

The administration of the estate of Sharon Ann Cerveney a/k/a Sharon A. Cerveney a/k/a Sharon Cerveney, deceased, whose date of death was January 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, CC4 Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 18, 2023.

Mary Lee Dean
Personal Representative
14595 SE 86th Court
Summerfield, Florida 34491

MICHAEL T. HEIDER, CPA
Attorney for Personal Representative
Florida Bar Number: 30364
MICHAEL T. HEIDER, P.A.
2629 McCormick Drive,
Suite 102
Clearwater, Florida 33759
Telephone: (888) 483-5040
Fax: (888) 615-3326
E-Mail:
michael@heiderlaw.com
Secondary E-Mail:
probate@heiderlaw.com
August 18, 25, 2023 23-01148K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

