

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-003501
IN RE: ESTATE OF
ABDUL ASALAT,
Deceased.

The administration of the estate of ABDUL ASALAT, deceased, whose date of death was April 9, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: October 6, 2023.

RAHMOON ASALAT
Personal Representative
8150 Settlers Creek Circle
Lakeland, FL 33810

Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
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:
jrivera@hnh-law.com
October 6, 13, 2023 23-01431K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023CP0013280000XX
Division: Probate
IN RE: ESTATE OF
WILLIAM CHARLES MAYNARD,
Deceased.

The administration of the estate of William Charles Maynard, 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 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 6, 2023.

Personal Representative:
Annegret Janine Maynard
265 W. Harbord St.
Lake Alfred, Florida 33850

Attorney for Personal Representative:
Andrew Ponnock
Florida Bar Number: 195420
10100 West Sample Road, 3rd floor
Coral Springs, FL 33065
Telephone: (954) 340-4051
Fax: (954) 340-3411
E-Mail: andy@ponnocklaw.com
October 6, 13, 2023 23-01404K

FIRST INSERTION

NOTICE TO CREDITORS
(Ancillary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023-CP-3198
IN RE: ESTATE OF
KATHERINE M. CROFT,
Deceased.

The ancillary administration of the estate of KATHERINE M. CROFT, deceased, whose date of death was March 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 October 6, 2023.

Ancillary Personal Representative:
VICTORIA C. MEYER
c/o K. Wade Boyette, Jr., Esquire
Attorney for Ancillary Personal Representative:
K. Wade Boyette, Jr., Esquire
Florida Bar No. 0977111
BOYETTE, CUMMINS & NAILOS, PLLC
1635 E. Highway 50, Suite 300
Clermont, FL 34711
Telephone: 352-394-2103
Fax: 352-394-2105
Email: wboyette@bcnlawfirm.com
pwheeler@bcnlawfirm.com
October 6, 13, 2023 23-01433K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-003509-0000-XX
IN RE: ESTATE OF
LARRY EUGENE THOMPSON
Deceased.

The administration of the estate of Larry Eugene Thompson, deceased, whose date of death was June 29, 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 October 6, 2023.

Personal Representative:
Judith A. Thompson
2599 Campbell Road
Dundee, Florida 33838

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@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
October 6, 13, 2023 23-01406K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-002930-0000-XX
IN RE: ESTATE OF
DEMETRIUS RASHARD WILSON,
Deceased.

The administration of the estate of DEMETRIUS RASHARD WILSON, deceased, whose date of death was July 4, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 October 6, 2023.

TANGELA WILLIAMS,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165TH Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email: Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
October 6, 13, 2023 23-01422K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE 2023 CP 3229
IN RE ESTATE OF
RONNMICHAEL WHITTAKER,
Deceased.

The administration of the Estate of RONNMICHAEL WHITTAKER, deceased, whose date of death was October 25, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmaturred, contingent, or unliquidated claims, on whom a copy of this Notice is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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.

Publication of this Notice first occurred on October 6, 2023.

AIKO WHITTAKER
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
Email: robert@magill-law.com
Attorney for Personal Representative
October 6, 13, 2023 23-01423K

FIRST INSERTION

NOTICE OF ADMINISTRATION
(intestate)
IN THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA
CASE 2023 CP 3229
IN RE ESTATE OF
RONNMICHAEL WHITTAKER,
Deceased

The administration of the Estate of RONNMICHAEL WHITTAKER, deceased, File Number 2023 CP 3229, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statute, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes,

all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

AIKO WHITTAKER
Personal Representative
ROBERT T. MAGILL, ESQUIRE
Florida Bar #64371
MAGILL LAW OFFICES
Post Office Box 922
Orlando, Florida 32802
Telephone: (407) 614-4509
robert@magill-law.com
Attorney for Personal Representative
October 6, 13, 2023 23-01424K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 532023CP0034740000XX
Division: Probate
IN RE: ESTATE OF
GERALD WAYNE SMITH
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is October 6, 2023.

Personal Representative:
Amy Davis
1201 Hammock Shade Drive
Lakeland, FL 33809

Attorney for Personal Representative:
Daniel Medina, B.C.S.
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue,
Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
October 6, 13, 2023 23-01405K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2023-CP-002508
Division: 14
IN RE: ESTATE OF
Sharon Lynn Burnside,
Deceased.

The administration of the estate of Sharon Lynn Burnside, deceased, whose date of death was April 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 6, 2023.

Personal Representative:
Blake Burnside
1369 Champion Drive
Lakeland, FL 33801

Attorney for Personal Representative:
Law Office of Adam J. Dugan, P.A.
Adam J. Dugan, Esq.
Florida Bar No. 115112
Tiera L. Henry, Esq.
Florida Bar No. 118726
E-mail Addresses:
Adam@BeachesEstatePlanning.com
T.Henry@BeachesEstatePlanning.com
Service@BeachesEstatePlanning.com
419 Third Street N.
Jacksonville Beach, Florida 32250
Telephone: (904) 595-5290
October 6, 13, 2023 23-01403K

FIRST INSERTION

Notice is hereby given that SHICK WEB DESIGN, LLC, OWNER, desiring to engage in business under the fictitious name of KONVERTHUB located at 3797 RED OAK CT., LAKE WALES, FLORIDA 33898 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.

October 6, 2023 23-01411K

SAVE TIME

Email your Legal Notice

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

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

Business Observer

OFFICIAL COURTHOUSE WEBSITES

1:23

< Notes



Done

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
pinellasclerk.org

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/2/2023, 1:16

FIRST 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.: 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 September 15, 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 October 24, 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 27 day of September, 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 October 6, 13, 2023 23-01426K

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.: 53-2019-CA-005015 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff,

vs. TERRI L. SCHNEIDER, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Amended Final Judgment of Foreclosure dated July 27, 2023, and entered in Case No. 53-2019-CA-005015 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, is the Plaintiff and Terri L. Schneider, First Horizon Home Loan Corporation, a dissolved Kansas corporation by and through The Corporation Company, Inc. its registered agent, United States of America, Department of Treasury, Robert D. Schneider aka Robert Schneider, United States of America, Department of Justice, Unknown Party#1 N/K/A Nick Schneider, 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 October 24, 2023 the following described property as set forth in said Final Judgment of Foreclosure:

BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP

29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH ALONG THE EAST LINE OF SAID NE 1/4 OF NE 1/4 OF NE 1/4 160.63 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH ALONG SAID EAST LINE 160.63 FEET, THENCE WEST 280.0 FEET, THENCE SOUTH AND PARALLEL WITH SAID EAST LINE 160.52 FEET, THENCE EAST 280.0 FEET TO THE POINT OF BEGINNING A/K/A 4631 DAKEMAN RD LAKELAND FL 33813

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 26 day of September, 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 Swosinski Florida. Bar #96533 Justin Swosinski, Esq. CT - 19-025109 October 6, 13, 2023 23-01425K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 2022-CC-003214 LOMA DEL SOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF,

vs. NATHAN FREDERICK DENSLINGER, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 21, 2023, and entered in Case No. 2022-CC-003214 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LOMA DEL SOL HOMEOWNERS ASSOCIATION, INC. is Plaintiff, and NATHAN FREDERICK DENSLINGER, LISA ANNE DENSLINGER and U.S. SECRETARY OF HOUSING AND URBAN DEVELOPMENT are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: [X] www.polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 26th day of October, 2023 the following described property as set forth in said Final Judgment, to wit:

Lot 42, Loma del Sol Phase II E, according to the plat thereof as

recorded in Plat Book 104, Page(s) 28 through 31, of the Public Records of Polk County, Florida. A/K/A: 131 Via Mariel East Drive, Davenport, FL 33896

A 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 SIXTY (60) DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. BECKER & POLLAKOFF, P.A. Attorneys for Plaintiff Suite 1400 Orlando, FL 32801 Phone: (407) 875-0955 Fax: (407) 999-2209 Primary email: cofservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 24094598v.1 L27810/406883 JDEROS October 6, 13, 2023 23-01427K

FIRST INSERTION

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

CASE NO.: 2022-CA-003392 HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

ESTATE AND UNKNOWN HEIRS OF MARILYN J. CHAMBERLIN, individually; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 14, 2023, and entered in Case Number: 2022-CA-003392, of the Circuit Court in and for Polk County, Florida, wherein HIGHLAND FAIRWAYS PROPERTY OWNERS ASSOCIATION, INC., is the Plaintiff, and ESTATE AND UNKNOWN HEIRS OF MARILYN J. CHAMBERLIN, individually; and SECRETARY OF HOUSING AND URBAN DEVELOPMENT; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 30th day of October, 2023 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 3250 Pebble Bend Drive, Lakeland, Florida 33810
Property Description: Lot 139, HIGHLAND FAIRWAYS PHASES ONE, according to the plat thereof as recorded in

Plat Book 83, at Pages 21-22, inclusive, of the Public Records of Polk County, Florida.

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

John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Alicia S. Perez Florida Bar No.: 0091930 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff /s/ Alicia S. Perez Alicia S. Perez, Esquire October 6, 13, 2023 23-01428K

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-004367-0000-00

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2006-GELL, Plaintiff, vs.

UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HARRY F. SHAFFER; MARY SHAFFER; JOHN P. SHAFFER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY S. SHAFFER; HARRY F. SHAFFER, 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 31 day of October 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 73, PIONEER TRAILS PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 109, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. TOGETHER WITH THAT CERTAIN 2000 SHADOWRIDGE MOBILE HOME WITH ID #FLA14615498A AND #FLA14615498B. PROPERTY ADDRESS: 3619 PIONEER TRAILS, LAKE-LAND, FL 33810

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

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

Dated this 03 day of October 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 23-00604 October 6, 13, 2023 23-01429K

FIRST INSERTION

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

532023CA000655000000 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs.

MARY E. LANTHRIP A/K/A MARY ELAINE LANTHRIP, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 25, 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 October 30, 2023, the following described property:

Lot 19, SUNRIDGE ACRES, a subdivision according to the plat thereof recorded in Plat Book 83, Page 24, of the Public Records of Polk County, Florida. Property Address: 314 SKY-BLUE LN, AUBURNDALE, FL 33823-0000

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.

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.: 21-03911 October 6, 13, 2023 23-01432K

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.

10/02/23, 1:16

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. 53-2020-CA-003241
DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-4, Plaintiff,
 vs.
W. DENNIS MADDOX A/K/A WALLACE MADDOX A/K/A WALLACE D. MADDOX A/K/A WALLACE DENNIS MADDOX A/K/A W. D. MADDOX, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 08, 2021, and entered in 53-2020-CA-003241 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS F/K/A BANKERS TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2000-4, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2000-4 is the Plaintiff and W. DENNIS MADDOX A/K/A WALLACE MADDOX A/K/A WALLACE D. MADDOX A/K/A WALLACE DENNIS MADDOX A/K/A W. D. MADDOX; STATE OF FLORIDA, DEPARTMENT OF REVENUE; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; HERTZ ENTERPRISE; KENDRA MADDOX A/K/A KENDRA L. MADDOX A/K/A KENDRALYNN MADDOX A/K/A KENDRA LYNN MADDOX-WEAVER 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 October 25, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 11 OF UNRECORDED PLAT

DESCRIBED AS: THE EAST 165 FEET OF THE WEST 1155 FEET OF THE SOUTH 660 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, LYING SOUTH AND WEST OF THE STATE ROAD S-17, TOGETHER WITH 1993 EAGLE TRIPLE WIDE MOBILE HOME BEARING VIN #S GAFLN54A72866ET, GAFLN54B72866ET AND GAFLN54C72866ET
 Property Address: 1153 LAKE LOWERY RD, HAINES CITY, FL 33844

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

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

Dated this 28 day of September, 2023.

By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 ROBERTSON, ANSCHUTZ,
 SCHNEID, CRANE &
 PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave.,
 Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 20-016345 - GrS
 October 6, 13, 2023 23-01413K

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.: 53-2018-CA-003384
OH TACOMA 1 SUBI, A SERIES OF OH TACOMA 1 TRUST, Plaintiff,
 vs.
UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF THOMAS LEROY MCGHEE A/K/A THOMAS L. MCGHEE, DECEASED, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 26, 2023, and entered in Case No. 53-2018-CA-003384 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which OH TACOMA 1 SUBI, A SERIES OF OH TACOMA 1 TRUST, is the Plaintiff and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF THOMAS LEROY MCGHEE A/K/A THOMAS L. MCGHEE, DECEASED; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; CLUB HILL HOMEOWNERS ASSOCIATION INC.; UNKNOWN TENANT #1 N/K/A NICHOLAS FOLKES; DENISE YOUNGCLAUS; THOMAS LEROY MCGHEE, JR.; DEBORAH JO FRANCIS; TIMOTHY CLARK MCGHEE are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www.polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida at 10:00 am on the 27th day of October, 2023, the following described property as set forth in said Final Judgment of Foreclosure:

TRACT N: QUEENS POINT

SUBDIVISION, (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN O.R. BOOK 1527, PAGE 1147, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED AS: THE SOUTH 110 FEET OF THE WEST 237 FEET OF THE EAST 262 FEET OF THE FOLLOWING; TRACTS 3 AND 14 OF W. F. HALLAM & CO. CLUB COLONY TRACT AS RECORDED IN PLAT BOOK 1, PAGE 102-A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND THE EAST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET AND THE WEST 7.5 FEET THEREOF. PARCEL IDENTIFICATION NUMBER: 072924-000000-013190 PROPERTY ADDRESS: 4735 DETER ROAD, LAKELAND, FL 33813

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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/ Damian G. Waldman
 X Damian G. Waldman, Esq.
 Florida Bar No. 0090502
 Law Offices of Damian G. Waldman, P.A.
 PO Box 5162
 Largo, FL 33779
 Telephone: (727) 538-4160
 Facsimile: (727) 240-4972
 Email 1: damian@dwardmanlaw.com
 E-Service: service@dwardmanlaw.com
 Attorneys for Plaintiff
 October 6, 13, 2023 23-01417K

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 October 27, 2023 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309
 38512 2016 Kia VIN#: 5XXGT4L39GG06553 Lienor: Dyer Kia Lake Wales 23280 Hwy 27 Lake Wales 863-676-0595 Lien Amt \$1219.12
 38513 2017 Kia VIN#: KNDPMAC9H7255715 Lienor: Dyer Kia Lake Wales 23280 Hwy 27 Lake Wales 863-676-0595 Lien Amt \$1951.81
 October 6, 2023 23-01418K

FIRST 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. 53-2022-CA-000299
CIS FINANCIAL SERVICES, INC., Plaintiff,
 vs.
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF HELEN A. MCDONOUGH, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered July 28, 2023 in Civil Case No. 53-2022-CA-000299 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein CIS FINANCIAL SERVICES, INC. is Plaintiff and Any and all unknown parties claiming by, through, under, and against the estate of Helen A. McDonough, whether said unknown parties may claim an interest as spouses, heirs, devisees, grantees, or other claimants, 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 26th day of October, 2023 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOTS 28 AND 28A OF HATCHWOOD ESTATES, PHASE TWO, ACCORDING TO THE MAP OR

PLAT THEREOF RECORDED IN PLAT BOOK 117, PAGES 34 AND 35, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LOT 28A FURTHER DESCRIBED AS THE SOUTH 251.00 FEET OF THE NORTH 1506.00 FEET OF TRACT A, OF SAID HATCHWOOD ESTATES PHASE TWO. TOGETHER WITH THAT CERTAIN 2004 HOMES OF MERIT DOUBLE-WIDE MOBILE HOME VIN#S FLHMB165449888A AND FLHMB165449888B AND TITLE #89238209 AND #89238272.

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.

By: /s/ Robyn Katz
 Robyn Katz, Esq.
 McCalla Raymer Leibert Pierce, LLC
 Attorney for Plaintiff
 225 East Robinson Street,
 Suite 155
 Orlando, FL 32801
 Phone: (407) 674-1850
 Fax: (321) 248-0420
 Email: MRSservice@mccalla.com
 Fla. Bar No.: 146803
 23-07708FL
 October 6, 13, 2023 23-01416K

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. 53-2019-CA-003906
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff,
 vs.
KAYLA B. CUMMINGS AND KEILAN B. BAINE, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 10, 2022, and entered in 53-2019-CA-003906 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein MIDFIRST BANK, A FEDERALLY CHARTED SAVINGS ASSOCIATION is the Plaintiff and KAYLA B. CUMMINGS; KEILAN B. BAINE 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 October 31, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 59, PARCEL 2 OF CITRUS HIGHLANDS PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 87, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN 1998, 52X24, LIMITED MOBILE HOME, SERIAL NUMBERS FLA14612674A AND

FLA14612674B.
 Property Address: 6050 CITRUS HIGHLANDS DR N, BARTOW, FL 33830

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court 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 2 day of October, 2023.
 ROBERTSON, ANSCHUTZ,
 SCHNEID, CRANE &
 PARTNERS, PLLC
 Attorney for Plaintiff
 6409 Congress Ave.,
 Suite 100
 Boca Raton, FL 33487
 Telephone: 561-241-6901
 Facsimile: 561-997-6909
 Service Email: flmail@raslg.com
 By: /s/ Danielle Salem
 Danielle Salem, Esquire
 Florida Bar No. 0058248
 Communication Email:
 dsalem@raslg.com
 19-367906 - NaC
 October 6, 13, 2023 23-01420K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-2669
IN RE: ESTATE OF CRAIG RUSSELL CORNER, Deceased.

The administration of the estate of CRAIG RUSSELL CORNER, deceased, whose date of death was April 7, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the curator and the curator'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: October 6, 2023.

Robert D. Hines, Esq.
Curator
 1312 W. Fletcher Avenue, Ste B
 Tampa, FL 33612

Robert D. Hines, Esq.
 Attorney for Curator
 Florida Bar No. 0413550
 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:
 jriversa@hnh-law.com
 October 6, 13, 2023 23-01430K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Gigi's Gift Boutique located at 650 Lucerne Blvd, in the County of Polk, in the City of Winter Haven, Florida

33881 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
 Dated at Winter Haven, Florida, this 27th day of September, 2023.
 Georgianna Moss
 October 6, 2023 23-01410K

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. 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 October 30, 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 SECONDS 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.

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 2 day of October, 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
 October 6, 13, 2023 23-01421K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION
Case #: 2018-CA-002007
DIVISION: 7

Wells Fargo Bank, National Association as successor by merger to Wachovia Bank, National Association Plaintiff, -vs.-
Michael Todd Norris a/k/a Michael T. Norris; Unknown Spouse of Michael Todd Norris a/k/a Michael T. Norris; Clerk of Circuit Court of Polk County, Florida; Unknown Parties in Possession #1, 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; 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. 2018-CA-002007 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association as successor by merger to Wachovia Bank, National Association, Plaintiff and Michael Todd Norris a/k/a Michael T. Norris 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 October 24, 2023, the following described property as set forth in said Final Judgment, to-wit:

COMMENCE AT A POINT 1854 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, THENCE RUN N 01°02'00" E, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THENCE RUN N 89°58'08" W, A DISTANCE OF 210.04 FEET, THENCE RUN N 01°03'48" E, A DISTANCE OF 265.00 FEET, THENCE S 89°58'08" E, A DISTANCE OF 100.00 FEET, THENCE S 61°46'57" E, A DISTANCE OF 123.51 FEET; THENCE S 01°02'00" W, A DISTANCE OF 206.69 FEET TO THE POINT OF BEGINNING.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 Submitted By: ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 2424 North Federal Highway,
 Suite 360
 Boca Raton, Florida 33431
 (561) 998-6700
 (561) 998-6707
 17-307238 FC01 WEQ
 October 6, 13, 2023 23-01419K

PUBLISH YOUR LEGAL NOTICE
 Call 941-906-9386 and select the appropriate County name from the menu.
 or email legal@businessobserverfl.com
 Business Observer
 ADVERTISING INFORMATION ON THE COVER

FIRST INSERTION

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

CASE NO.: 2022-CC-005863
BRIDGEFORD CROSSING HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
TARA LENNETTE HINES, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated the 19th day of September, 2023 and entered in CASE NO.: 2022 CC 005863, of the County Court in and for Polk County, Florida, wherein Bridgeford Crossing Homeowners' Association, Inc., is Plaintiff, and Tara Lennette Hines and Independent Savings Plans Company d/b/a ISPC, I will sell to the highest and best bidder at www.polk.realforeclose.com, at 10:00 A.M., on the 24th day of October, 2023, the following described property as set forth in said Final Judgment, to wit:

Lot 128, Birdgeford Crossing, according to the Map or Plat thereof as recorded in Plat Book 140, Page(s) 10 and 11, of the Public Records of Polk County, Florida. This property is located at the street address of: 349 Lake Davenport Circle, Davenport, FL

33837

Any person claiming an interest in the surplus funds from the foreclosure sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within sixty (60) days after the sale.

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

Dated this 27 day of September, 2023.

Shipwash Law Firm, P.A.
225 S. Swoope Avenue,
Suite 110
Maitland, FL 32751
Phone: (407) 274-9913
Telefax: (407) 386-7074
BY: Tennille M. Shipwash, Esq.
Florida Bar No.: 617431
Primary email address:
tshipwash@shipwashlegal.com
Secondary email address:
tsantiago@shipwashlegal.com
October 6, 13, 2023 23-01402K

FIRST INSERTION

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

CASE NO.: 2022CA003741
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff,
v.

STEVEN MANUEL PEREZ CORTEZ; HILDA ZUEHEILY TORRES A/K/A HILDA TORRES; FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BELMONT FINANCE LLC; SECOND ROUND, LP; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 13, 2023 entered in Civil Case No. 2022CA003741 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and STEVEN MANUEL PEREZ CORTEZ; HILDA ZUEHEILY TORRES A/K/A HILDA TORRES; FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; BELMONT FINANCE LLC; SECOND ROUND, LP, are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on October 18, 2023 the following described prop-

erty as set forth in said Final Judgment, to-wit:

LOT 146, FOREST RIDGE, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 139, PAGES 37 THROUGH 40, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 5850 Forest Ridge Dr, Winter Haven, FL 33881
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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
flrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: M22275-JMV
October 6, 13, 2023 23-01415K

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. 53-2022-CA-001893

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM3,
Plaintiff,
vs.

LENA R. WHITE A/K/A LENA WHITE, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 24, 2023, and entered in 53-2022-CA-001893 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM3 is the Plaintiff and LENA R. WHITE A/K/A LENA WHITE; TERRANOVA HOMEOWNERS ASSOCIATION OF POLK COUNTY, 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 October 24, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 295 OF TERRANOVA PHASE IV, ACCORDING TO THE PLAT THEREOF, RE-

CORDED IN PLAT BOOK 130, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 258 TERRANOVA BLVD, WINTER HAVEN, FL 33884

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

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

Dated this 28 day of September, 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
22-023426 - EuE
October 6, 13, 2023 23-01414K

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE

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

GENERAL CIVIL DIVISION
CASE NO: 2023-CA-5656

LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF THE LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,
Defendants.

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF LOWERY HILLS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, OR TO BE AFFECTED THEREBY:

Lowery Hills Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$37,305,000 principal amount of Lowery Hills Community Development District Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully

advised in the premises: NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 2nd day of November, 2023 at the hour of 9:30 a.m. of said day for 15 minutes, before the Honorable William D. Sites, via Virtual Courtroom (Microsoft Teams - information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at https://www.jud10.flcourts.org/virtual-courtroom-links/polk-civil and selecting the Polk Civil Division 15 Virtual Courtroom link, OR may dial in telephonically via Teams Meeting at 1-863-225-4022 and enter 792 928 012# as the Telephone Conference ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED at the Courthouse in Polk County, Florida this day OCT 04, 2023.

William D Sites, Circuit Judge
4858-4180-2596.1
October 6, 13, 2023 23-01435K

FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Friday, October 20, 2023 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http://lakeashton2cdd.com, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Wednesday, October 18, 2023 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

Any person requiring special accommodations in order to access and participate in the 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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.

Jason Greenwood, District Manager
Octobr 6, 2023 23-01407K

FIRST INSERTION

Fictitious Name Notice
Notice is hereby given that Alligator Bites Vending, desiring to engage in business under the fictitious name Breathalyzers for Heroes, intends to

register the said name in multiple counties with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes
October 6, 2023 23-01409K

FIRST INSERTION

Notice Of Sale
Affordable Secure Storage-Lakeland
1925 George Jenkins Blvd
Lakeland, FL 33815
863-682-2988

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale.

Cash or Credit cards only for all purchases & tax resale certificates required if applicable.

Jamie Williams D11
Margaret Quinones C05
Walter Guy C28
Walter Guy M08
Derral Wright D06
Natiel Smith C20
Stacy Wolfe C26
Jennifer Cross F10
Ella Beaver M14
Ella Beaver A35
Auction date: 10.30.2023
October 6, 13, 2023 23-01408K

FIRST INSERTION

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

CIVIL DIVISION
Case No. 2023-CA-005100
WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD1
Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER, SR. A/K/A RONALD HOLDER, SR. DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD ANTHONY HOLDER, JR. DECEASED; DENNIS MARIO HOLDER, AS KNOWN HEIR OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER, SR. A/K/A RONALD HOLDER, SR. DECEASED; DANTE ANTHONY HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED; DARIEN JAMES HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED, et al.
Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD A. HOLDER SR. A/K/A RONALD ANTHONY HOLDER, SR. A/K/A RONALD HOLDER, SR. DECEASED; DANTE ANTHONY HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED; DARIEN JAMES HOLDER, AS KNOWN HEIR OF RONALD ANTHONY HOLDER, JR. DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS UNKNOWN
UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF RONALD ANTHONY HOLDER, JR. DECEASED
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS UNKNOWN

You are notified that an action to

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

LOT 26, VALLEY VISTA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 3166 VALLEY VISTA CIRCLE, LAKE LAND, FL 33812 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ryan Sutton of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 10/30/2023, (or 30 days from the first date of publication, whichever is later) 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.

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: September 22, 2023.

Stacy M. Butterfield
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(SEAL) By: /s/ Lori Armijo
Deputy Clerk

Ryan Sutton
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
298100/2220117/wlp
October 6, 13, 2023 23-01434K

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE 10th JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE: 2023-CC-2855
MADISON PLACE TOWNHOMES ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
ADA MATEO DE LOPEZ; UNKNOWN SPOUSE OF ADA MATEO DE LOPEZ; AND UNKNOWN TENANT(S),
Defendant.

TO: ADA MATEO DE LOPEZ
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

Lot 242, MADISON PLACE PHASE 2, according to the Plat thereof as recorded in Plat Book 181, Pages 24 through 27, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 1116 Merrill St., Davenport, FL 33837

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 27th day of July, 2023.

Default - 9-5-23
Stacy Butterfield
Circuit and County Courts
By: /s/ Lori Armijo
Deputy Clerk

MANKIN LAW GROUP,
Attorneys for Plaintiff,
2535 Landmark Drive, Suite 212,
Clearwater, FL 33761
October 6, 13, 2023 23-01412K

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.
53-2023-CP-003120-0000-XX
IN RE: ESTATE OF DEVIN PAUL EDWARDS
Deceased.

The administration of the estate of Devin Paul Edwards, deceased, whose date of death was March 18, 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 September 29, 2023.

Personal Representative:
Bruce Edwards
1116 S. Washington Street
Sullivan, Illinois 61951
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
Sept. 29; Oct. 6, 2023 23-01373K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: 23-CP-003211
IN RE: ESTATE OF ADONICA JOY RUMPEL f/k/a ADONICA JOY DAYWALT, Deceased.

The administration of the estate of ADONICA JOY RUMPEL f/k/a ADONICA JOY DAYWALT, deceased, whose date of death was July 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF 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 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: September 29, 2023

Personal Representative

TROY DAYWALT
 219 Joyce Drive
 Fayetteville, PA 17222
 and

FAITH SHULTZ
 5100 Spruce Road
 Fayetteville, PA 17222

Attorney for Personal Representative
BENJAMIN W. HARDIN, JR., ESQUIRE

Florida Bar No.: 0500763
JULIE LANDRIGAN BALL, ESQUIRE

Florida Bar No.: 0768731
MATTIE HARDIN TONDREAU, ESQUIRE

Florida Bar No.: 118242
BENJAMIN W. HARDIN III, ESQUIRE

Florida Bar No.: 1018041
 Post Office Box 3604
 Lakeland, Florida 33802-3604
 Telephone: 863-688-5200
 Facsimile: 863-686-0777
 Primary Email:
 service@hardinpalaw.com

Sept. 29; Oct. 6, 2023 23-01385K

SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION
Case #: 2023CA004260000000
DIVISION: 8

Wells Fargo Bank, N.A. Plaintiff, vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Joanna M. Burdette; Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Unknown Spouse of Joanna M. Burdette; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Julie Rae Carlson a/k/a Julie R. Carlson a/k/a Julie Rae Dowling; James A. Dowling; Susan M. Dorsett a/k/a Susie M. Dorsett a/k/a Susie M. Schnitz; Gale A. Troup; Doyle Clair Carlson a/k/a Doyle C. Carlson Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s);

LAST KNOWN ADDRESS: UNKNOWN, Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; LAST KNOWN ADDRESS: 206 East Maple Street, Davenport, FL 33837-4194, Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis;

LAST KNOWN ADDRESS: 206 East Maple Street, Davenport, FL 33837-4194 and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The

Named Defendant(s): LAST KNOWN ADDRESS: UNKNOWN

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows:

LOTS 12 AND 13, BLOCK 63, MAP OF DAVENPORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA more commonly known as 206 East Maple Street, Davenport, FL 33837-4194.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 2424 North Federal Highway, Suite 360, Boca Raton, FL 33431, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and the seal of this Court on the 13th day of September, 2023.

Default Date: 10/20/2023
 Stacy M. Butterfield
 Circuit and County Courts
 (SEAL) By: /s/ Asuncion Nieves
 Deputy Clerk

LOGS LEGAL GROUP LLP,
 Attorneys for Plaintiff,
 2424 North Federal Highway,
 Suite 360,
 Boca Raton, FL 33431
 Sept. 29; Oct. 6, 2023 23-01364K

SECOND INSERTION

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

CASE NO.: 2023CA004593000000
NATIONSTAR MORTGAGE LLC, Plaintiff, vs.
NANCY SAMPLES, et al, Defendant(s).

To: NANCY SAMPLES
 Last Known Address: 281 ELM ST BARTOW, FL 33830
 Current Address: Unknown

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

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGING AT THE SE CORNER OF THE SW 1/4 OF

SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, RUN NORTH 1925.40 FEET; THENCE WEST 287.5 FEET TO THE POB, CONTINUE WEST 272.50 FEET; THENCE SOUTH 330.0 FEET; THENCE EAST 240.00 FEET; THENCE NORTH 300.00 FEET; THENCE EAST 32.50 FEET; THENCE NORTH 30.00 FEET TO THE POB. SUBJECT TO EASEMENT OVER THE NORTH 30.00 FEET AND THE WEST 25.00 FEET FOR ROAD PURPOSES. ALL PROPERTY LINE RELATIVE TO BOUNDARIES ON THE SW 1/4 OF SAID SECTION.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS

A 1970 SINGLEWIDE PALM REGN MOBILE HOME, TITLE NUMBERS: 4803252; VIN NUMBERS: V1P60120433. A/K/A 281 ELM ST BARTOW FL 33830

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

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

WITNESS my hand and the seal of this court on this 5th day of September, 2023.

Default Date: 10/12/23
 Stacy Butterfield
 Clerk of the Circuit Court
 (SEAL) By: /s/ Asuncion Nieves
 Deputy Clerk

Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 NL - 23-001658
 Sept. 29; Oct. 6, 2023 23-01363K

SECOND INSERTION

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

File No. 2023-CP-0031190
Division Probate
IN RE: ESTATE OF WALTER P. STERLING Deceased.

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

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

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

file their claims with this court 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 September 29, 2023.

Personal Representative:
Maria Sterling
 50989 Highway 27
 Lot #268
 Davenport, Florida 33897

Attorney for Personal Representative:
 J. Brian Page
 Attorney
 Florida Bar Number: 0061499
 ForsterBoughman
 2200 Lucien Way, Suite 405
 Maitland, FL 32751
 Telephone: (407) 255-2055
 Fax: (407) 264-8295
 E-Mail: page@fbl-law.com
 Secondary E-Mail:
 yakubchik@fblaw.com

Sept. 29; Oct. 6, 2023 23-01387K

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. 2023CA005433000000
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE CSMC MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-7, Plaintiff, vs.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA S. NANCE, DECEASED, et. al. Defendant(s).

TO: TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF VIRGINIA S. NANCE, DECEASED, whose residence is unknown if he/she they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

ALL THAT PARCEL OF LAND IN THE CITY OF AUBURNDALE, POLK COUNTY, STATE OF FLORIDA, AS MORE FULLY DESCRIBED IN DEED BOOK 4897, PAGE 1337, ID#

75-28-11-336500-008120, BEING KNOWN AND DESIGNATED AS LOT 12, BLOCK 8, AUBURNDALE HEIGHTS SUBDIVISION, FILED IN PLAT BOOK 2, PAGE 13.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10/27/23 / (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

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

WITNESS my hand and the seal of this Court at County, Florida, this 20th day of September, 2023

Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 (SEAL) BY: Asuncion Nieves
 DEPUTY CLERK
 ROBERTSON, ANSCHUTZ,
 AND SCHNEID, PL
 ATTORNEY FOR PLAINTIFF
 6409 Congress Ave., Suite 100
 Boca Raton, FL 33487
 PRIMARY EMAIL: flmail@raslg.com
 22-025955
 Sept. 29; Oct. 6, 2023 23-01394K

FOURTH INSERTION

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

CASE NO.: 2022CA003067000000
TOWNS OF LEGACY PARK HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

MICHAEL C. MARCHANT, Trustee for Revocable Trust Agreement of Michael C. Marchant; and ALL UNKNOWN TENANTS/ OWNERS, Defendants.

TO: Michael C. Marchant
 Revocable Trust Agreement of Michael C. Marchant
 102 Chelsea Drive
 Davenport, FL 33897
 All Unknown Tenants/Owners
 102 Chelsea Drive
 Davenport, FL 33897

YOU ARE NOTIFIED that an action for declaratory judgment that Defendant, Owner, is in violation of the provisions of the Declaration against the real property in Polk County Florida, commonly known as 102 Chelsea Drive, Davenport, 33897, and more particularly described as:

Lot 81, Towns of Legacy Park, according to the Plat thereof recorded in Plat Book 129, Pages 36, 37, and 38, Public Records of Polk County, Florida.

Which has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DI MASI | BURTON, P.A., the Plaintiff's

attorney, whose address is 801 N. Orange Avenue, Suite 500, Orlando, Florida 32801 within thirty (30) days after 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.

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.

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

DATED: AUG 29 2023
 Default Date: October 5, 2023

Stacy M. Butterfield
 Clerk of the Court for
 Polk County, Florida
 By: /s/ Asuncion Nieves
 Deputy Clerk

DI MASI | BURTON, P.A.
 the Plaintiff's attorney,
 801 N. Orange Avenue, Suite 500,
 Orlando, Florida 32801
 Sept. 15, 22, 29; Oct. 6, 2023
 23-01287K

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. 2023CA000091000000
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs.

BEVERLY L. SPARK, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 01, 2023, and entered in 2023CA000091000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST IS THE PLAINTIFF and BEVERLY L. SPARK; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on October 17, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 57, SOLIVITA - PHASE VIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 30-35, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 512 VIA VILLAGIO LO, KISSIMMEE, FL 34759

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

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 21 day of September, 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
 22-018094 - RaO
 Sept. 29; Oct. 6, 2023 23-01371K

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
 or email legal@businessobserverfl.com

Business Observer

SAVE TIME

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

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Business Observer

SECOND INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR POLK COUNTY,
CIVIL DIVISION
CASE NO.: 2023-CA-004905
NEW DAY FINANCIAL, LLC,
Plaintiff, vs.
JOSEPH WEEKS et al.,
Defendants.
TO: JOSEPH WEEKS, 810 DENGAR
AVENUE, HAINES CITY, FL 33844
YOU ARE NOTIFIED that an action
to foreclose to the following properties

in Polk County, Florida:
LOT 101, RANDA RIDGE,
PHASE 1, ACCORDING TO
THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 125,
PAGE 26, OF THE PUBLIC
RECORDS OF POLK COUNTY
FLORIDA.
Property Address: 810 Dengar
Avenue, Haines City, FL 33844
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Sokolof Remtul-
la, PLLC, the plaintiff's attorney, whose
address is 6801 Lake Worth Road, Suite
100E, Greenacres, FL 33467, on or be-
fore October 12, 2023, and file the orig-

inal 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 any accommodation in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time

before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED ON SEP 05 2023.
STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
By: /s/ Asuncion Nieves
DEPUTY CLERK

SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road,
Suite 110E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
Sept. 29; Oct. 6, 2023 23-01397K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.
532023CA003386000000
PENNYMAC LOAN SERVICES,
LLC;
Plaintiff, vs.
LEO GORDON, III, ET.AL;
Defendants

NOTICE IS GIVEN that, in accordance
with the order granting Plaintiff's mo-
tion to cancel and reschedule foreclo-
sure sale dated September 14, 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 October 19,
2023, the following described property:
Lot 3, in Block B, of Chelsea
Oaks Phase Two-A, according
to the Plat thereof, as recorded
in Plat Book 156, Page 34, of the
Public Records of Polk County,
Florida.
Property Address: 6374 TOR-
RINGTON CIR, LAKELAND,
FL 33811-0000
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS
AS UNCLAIMED. THE COURT, IN
ITS DISCRETION, MAY ENLARGE
THE TIME OF THE SALE. NOTICE
OF THE CHANGED TIME OF SALE
SHALL BE PUBLISHED AS PROVID-
ED HEREIN.

If you are a person with a disability
who needs any accommodation in or-
der 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
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
Sept. 29; Oct. 6, 2023 23-01367K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR
POLK COUNTY, FLORIDA
CASE NO.: 2022CA000198000000
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT
OF THE FREDDIE MAC
SEASONED LOANS STRUCTURED
TRANSACTION TRUST, SERIES
2019-3,
Plaintiff, VS.
THOMAS E. THOMPSON;
UNKNOWN SPOUSE OF THOMAS
E. THOMPSON; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2; ANY AND ALL UNKNOWN
PARTIES CLAIMING BY,
THROUGH, UNDER AND
AGAINST THE HEREIN NAMED
INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE
DEAD OR ALIVE, WHETHER
SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST AS
SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER
CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale
will be made pursuant to an Order or
Final Judgment. Final Judgment was
awarded on April 17, 2023 in Civil Case
No. 2022CA000198000000, of the
Circuit Court of the TENTH Judicial
Circuit in and for Polk County, Florida,
wherein, FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
LOANS STRUCTURED TRANSAC-
TION TRUST, SERIES 2019-3 is the
Plaintiff, and THOMAS E. THOMP-
SON; UNKNOWN SPOUSE OF
THOMAS E. THOMPSON; UN-
KNOWN TENANT #1; UNKNOWN
TENANT #2; ANY AND ALL UN-
KNOWN PARTIES CLAIMING BY,
THROUGH, UNDER AND AGAINST
THE HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PART-
IES MAY CLAIM AN INTEREST
AS SPOUSES, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS are Defendants.

The Clerk of the Court, Stacy M. But-
terfield, CPA will sell to the highest bid-
der for cash at www.polk.realforeclose.
com on October 13, 2023 at 10:00:00

AM EST the following described real
property as set forth in said Final Real
Judgment, to wit:

THE WEST 456.0 FEET OF
THE EAST 912.0 FEET OF
THE SOUTH 527.63 FEET OF
THE SE-1/4 OF THE SE-1/4
OF SECTION 5, TOWNSHIP
26 SOUTH, RANGE 24 EAST,
TOGETHER WITH AN EX-
CLUSIVE EASEMENT FOR
INGRESS AND EGRESS AND
POWER TRANSMISSION
LINES ALONG THE NORTH
50 FEET OF THE EAST 456.0
FEET OF THE SOUTH 527.63
FEET OF THE SE-1/4 OF SE-
1/4 OF SECTION 5, TOWN-
SHIP 26 SOUTH, RANGE 24
EAST, SUBJECT TO ROAD
RIGHT-OF-WAY FOR MOORE
ROAD OFF THE EAST 40
FEET THEREOF. THIS EASE-
MENT IS TO RUN WITH THE
LAND
TOGETHER WITH 1999
FLEETWOOD MOBILE HOME
ID # GAFLW07A43630W521

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

Dated this 22 day of September,
2023.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Digitally signed by Zachary Ullman
Date: 2023.09.22 09:28:19-04'00'
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1012-3557B
Sept. 29; Oct. 6, 2023 23-01382K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2023CP-003093
IN RE: Estate of
MICHAEL DUANE ROBBINS,
Deceased.

The administration of the estate of
Michael Duane Robbins, deceased,
whose date of death was July 13,
2023, is pending in the Circuit Court
for Polk County, Florida, Probate Divi-
sion, the address of which is 255 N.
Broadway Avenue, Bartow, FL 33830.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.

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

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

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

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

The date of first publication of this
notice is September 29, 2023.

Personal Representative:
Amy Michele Hege
2241 Timbercrest Dr.
Columbus, IN 47203
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
Sept. 29; Oct. 6, 2023 23-01370K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO.
532022CA002352000000
U.S. BANK, NATIONAL
ASSOCIATION AS LEGAL TITLE
TRUSTEE FOR TRUMAN 2016 SC6
TITLE TRUST,
Plaintiff, vs.
THE UNKNOWN SPOUSES,
HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER
PARTIES CLAIMING BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF GILBERT
CALICE, DECEASED; ESTHER
CICOT; CHELSEA CALICE; MARIE
CALICE; LEGACY PARK MASTER
HOMEOWNERS' ASSOCIATION,
INC.; THE GROVES
HOMEOWNERS' ASSOCIATION,
INC.; UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2; and
ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

TO: THE UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEES,
CREDITORS, AND ALL OTHER PART-
IES CLAIMING BY, THROUGH,
UNDER OR AGAINST THE ESTATE
OF GILBERT CALICE, DECEASED
RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing described property in Polk County,
Florida:

LOT 391, LEGACY PARK -
PHASE THREE, ACCORD-
ING TO THE MAP OR PLAT
THEREOF AS RECORDED
IN PLAT BOOK 129, PAGE 10,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Diaz Anselmo
& Associates, P.A., Plaintiff's attorneys,
whose address is P.O. BOX 19519, Fort
Lauderdale, FL 33318, (954) 564-0071,
answers@dallegal.com, within 30 days
from first date of publication, and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torneys or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.

If you are a person with a disability
who needs any accommodation in or-
der 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

DATED ON 09/14, 2023
Default Date: 10/23/2023
Stacy M. Butterfield
As Clerk of the Court
By: /s/ Asuncion Nieves
As Deputy Clerk
Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
564-0071,
answers@dallegal.com,
1460-184217 / DP
Sept. 29; Oct. 6, 2023 23-01378K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
2023CP-003092
IN RE: Estate of
MANUEL RODRIGUEZ PINEIRO
a.k.a. MANUEL A. RODRIGUEZ
PINEIRO,
a.k.a. MANUEL ARSINEO
RODRIGUEZ PINEIRO,
a.k.a. MANUEL A. RODRIGUEZ
Deceased.

The administration of the estate of
MANUEL RODRIGUEZ PINEIRO,
a.k.a. MANUEL A. RODRIGUEZ PIN-
EIRO, a.k.a. MANUEL ARSINEO RO-
DRIGUEZ PINEIRO, a.k.a. MANUEL
A. RODRIGUEZ, deceased, whose date
of death was May 5, 2023, is pending
in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 255 N. Broadway Avenue,
Bartow, FL 33830. The names and ad-
resses of the personal representative
and the personal representative's attor-
ney are set forth below.

All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this
notice is September 29, 2023.

Personal Representative:
Patricia Rodriguez Fuentes
335 NE 48th St., Apt 209
Deerfield Beach, FL 33064
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
Sept. 29; Oct. 6, 2023 23-01368K

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.
2023 CA 005294 000000
LAKE REGION MOBILE HOME
OWNERS, INC., A Florida Not-for-
Profit Corporation,
Plaintiff, v.
UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS AND
TRUSTEES OF SHIRLEY DROLET,
DECEASED, DENISE LAURIA,
AS KNOWN HEIR OF SHIRLEY
DROLET, DENNIS KUSZMAR,
AS KNOWN HEIR OF SHIRLEY
DROLET, AND UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
MICHAEL KUSZMAR, DECEASED,
Defendants.

TO: UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS AND TRUSTEES OF
MICHAEL KUSZMAR, DECEASED,
YOU ARE NOTIFIED that an action to
evict the 1980 CELT mobile home ve-
hicle, identification number(s) KBFL-
SNA043595 and KBFLSNB04359, and
to foreclose upon a Membership
Certificate #1504, representing one (1)
share in the Lake Region Mobile Home
Owners, Inc. on the following property
in Polk County, Florida:

Lake Region Mobile Home Vil-
lage (unrecorded) lot 402 & int
in recreation area
Parcel ID: 27-28-07-821601-
004020
commonly known as 402 Sunflower
Lane, Haines City, FL 33844 has been
filed against you and you are required

to serve a copy of your written defenses,
if any, to it on Elliott V. Mitchell, Esq.
Clark, Campbell, Lancaster, Workman,
& Airth, PA, plaintiff's attorney, whose
address is 500 S. Florida Avenue,
Suite 800, Lakeland, Florida 33801,
(863) 647-5337, on or before, (or 30
days from the first date of publication,
whichever is later) and file the original
with the Clerk of this Court either be-
fore service on the 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 or-
der 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.

DATED this day of SEP 20 2023.
Default Date: 10/27/2023
STACY M. BUTTERFIELD
POLK COUNTY, FL
CLERK OF THE COURT
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk
Elliott V. Mitchell, Esq.
Clark, Campbell, Lancaster, Workman,
& Airth, PA,
plaintiff's attorney,
500 S. Florida Avenue, Suite 800,
Lakeland, Florida 33801,
(863) 647-5337
Sept. 29; Oct. 6, 13, 20, 2023
23-01384K

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.
532023CA000726000000
U.S. BANK, N.A., SUCCESSOR
TRUSTEE TO LASALLE BANK
NATIONAL ASSOCIATION, ON
BEHALF OF THE HOLDERS OF
BEAR STEARNS ASSET BACKED
SECURITIES I TRUST 2006-HE7,
ASSET-BACKED CERTIFICATES
SERIES 2006-HE7,
Plaintiff,
vs.
CHARLENE R. LEIPPLY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursu-
ant to a Final Judgment of Foreclosure
dated August 18, 2023, and entered
in 532023CA000726000000 of the
Circuit Court of the TENTH Judicial
Circuit in and for Polk County, Florida,
wherein U.S. BANK, N.A., SUCCE-
SOR TRUSTEE TO LASALLE BANK
NATIONAL ASSOCIATION, ON
BEHALF OF THE HOLDERS OF
BEAR STEARNS ASSET BACKED
SECURITIES I TRUST 2006-HE7,
ASSET-BACKED CERTIFICATES
SERIES 2006-HE7 is the Plaintiff
and CHARLENE R. LEIPPLY; UN-
KNOWN SPOUSE OF CHARLENE R.
LEIPPLY N/K/A KEITH SHAW; 1000
ROSES PHASE II OWNERS ASSO-
CIATION, INC.; 1000 ROSES PHASE
II 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.polkrealfor-
close.com, at 10:00 AM, on October 17,
2023, the following described property
as set forth in said Final Judgment, to
wit:

LOT 3A DESCRIBED AS FOL-

LOWS: LOT 3 OF THOUSAND
ROSES, A SUBDIVISION RE-
CORDED IN PLAT BOOK 108,
PAGE 32, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA;
LESS AND EXCEPT THE EAST
40.50 FEET THEREOF.
Property Address: 1465 THOU-
SAND ROSES DR, 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 in accor-
dance with Florida Statutes, Section
45.031.

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

Dated this 21 day of September,
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: fmail@raslg.com
By: /S/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-005397 - EuE
Sept. 29; Oct. 6, 2023 23-01372K

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2023CP0026910000XX
IN RE: ESTATE OF
ELIAS JOSEPH MARSHALL,
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 ELIAS JOSEPH
MARSHALL, deceased, File Number-
2023CP0026910000XX by the Circuit
Court for Polk County, Florida, Probate
Division, the address of which is PO
Box 9000, Bartow, Florida 33831; that
the decedent's date of death was Febru-
ary 18, 2023; that the total value of
the estate is \$ 28,534.85 and that the
names and addresses of those to whom
it has been assigned by such order are:
Name Address
Kathryn Mary Marshall
2439 Crooked Stick Drive
Winter Haven, Florida 33881
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 NOTWITH-
STANDING ANY OTHER APPLI-
CABLE 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 September 29, 2023
Person Giving Notice:
KATHRYN MARY MARSHALL
2439 Crooked Stick Drive
Winter Haven, Florida 33881
Attorney for Person Giving Notice:
/s/ Christina Green Rankin
Christina Green Rankin, Esquire
FLA BAR 0651621
Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755
(727) 441-8813
Email: cgrankin@greenlawoffices.net
Email: kdileone@greenlawoffices.net
Sept. 29; Oct. 6, 2023 23-01375K

SECOND 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.:
532023CA000097000000
HOUSE WAY SOLUTIONS, INC.,
Plaintiff, vs.
727 SADDLEWOOD BLVD. TRUST
DATED 05/31/2022, et al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure
August 23, 2023, and entered in Case
No. 532023CA000097000000 of the
Circuit Court of the Tenth Judicial
Circuit in and for Polk County, Florida
in which HOUSE WAY SOLUTIONS,
INC., is the Plaintiff and 727 SAD-
DLEWOOD BLVD. TRUST DATED
05/31/2022; ANTHONY DUANE
LONG, AS TRUSTEE OF THE 727
SADDLEWOOD BLVD. TRUST DATED
05/31/2022; ANY AND ALL UN-
KNOWN BENEFICIARIES OF THE
727 SADDLEWOOD BLVD. TRUST
DATED 05/31/2022; SADDLEWOOD
ESTATES HOMEOWNERS' ASSOCI-
ATION, INC., are defendants, Stacy M.
Butterfield, CPA, Clerk of the Court,
will sell to the highest and best bidder
for cash in/on http://www.polk.realfo-
reclose.com/ in accordance with chapter
45 Florida Statutes, Polk County,
Florida at 10:00 am on the 16th day of
October, 2023, the following described
property as set forth in said Final Judgment
of Foreclosure:
LOT 66, PHASE 1 SADDLE-
WOOD ESTATES, ACCORD-
ING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK

93, PAGE(S) 37 THROUGH 40,
OF THE PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
TOGETHER WITH 1998 MO-
BILE HOME ID #FDGA8482
PROPERTY ADDRESS: 727
SADDLEWOOD BLVD., LAKE-
LAND, FL 33809
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 en-
large 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
/s/ Damian G. Waldman
[X] Damian G. Waldman, Esq.
Florida Bar No. 0090502
Law Offices of Damian G.
Waldman, P.A.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
Sept. 29; Oct. 6, 2023 23-01390K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.
532023CA000300000000
U.S. BANK NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
INDENTURE TRUSTEE OF CIM
TRUST 2021-NR2,
Plaintiff, vs.
ANNA M. CONE; UNKNOWN
SPOUSE OF ANNA M. CONE;
DEBRA A. CONE; UNKNOWN
SPOUSE OF DEBRA A. CONE;
KATLIN A. CONE; JAMIE S. CONE;
CALEB B. CONE; MADISON O.
CONE; BENJAMIN L. CONE;
JOSEPH D. CONE, A MINOR, BY
AND THROUGH HIS UNKNOWN
LEGAL GUARDIAN; MAKAILA
CONE BEGLEY; ASHLEY L. CONE
A/K/A ASHLEY LAUREN CONE,
BY AND THROUGH JOYCE T.
CONE AND MELISSA Y. CARLSON,
HER LEGAL COGUARDIANS;
BAILY CONE OWEN; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant
to a Final Judgment of Foreclosure filed
September 13, 2023 and entered in Case
No. 532023CA000300000000, of the
Circuit Court of the 10th Judicial Cir-
cuit in and for POLK COUNTY, Florida,
wherein U.S. BANK NATIONAL AS-
SOCIATION, NOT IN ITS INDIVIDU-
AL CAPACITY BUT SOLELY IN ITS
CAPACITY AS INDENTURE TRUST-
EE OF CIM TRUST 2021-NR2 is Plain-
tiff and ANNA M. CONE; UNKNOWN
SPOUSE OF ANNA M. CONE; DEB-
RA A. CONE; UNKNOWN SPOUSE
OF DEBRA A. CONE; KATLIN A.
CONE; JAMIE S. CONE; CALEB B.
CONE; MADISON O. CONE; BEN-
JAMIN L. CONE; JOSEPH D. CONE,
A MINOR, BY AND THROUGH HIS
UNKNOWN LEGAL GUARDIAN;
MAKAILA CONE BEGLEY; ASHLEY
L. CONE A/K/A ASHLEY LAUREN
CONE, BY AND THROUGH JOYCE
T. CONE AND MELISSA Y. CARL-

SON, HER LEGAL CO-GUARDIANS;
BAILY CONE OWEN; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY; are de-
fendants. STACY M. BUTTERFIELD,
the Clerk of the Circuit Court, will sell
to the highest and best bidder for cash
BY ELECTRONIC SALE AT: WWW.
POLK.REALFORECLOSE.COM, at
10:00 A.M., on October 18, 2023,
the following described property as set
forth in said Final Judgment, to wit:
THE NORTH 150 FEET OF
THE SOUTH 2160 FEET OF
THE WEST 330 FEET OF
THE EAST 1/2 OF SECTION
5, TOWNSHIP 27 SOUTH,
RANGE 24 EAST, BEING
LOT 26 OF UNRECORDED
PINEGLAN, PHASE II, POLK
COUNTY, FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
Clerk reports the surplus as unclaimed.
This notice is provided pursuant to
Administrative Order No.1-21.5.
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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated this 22nd day of September
2023
Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue,
Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 21-00195 SPS
V6.20190626
Sept. 29; Oct. 6, 2023 23-01380K

SECOND INSERTION

NOTICE OF DEFAULT AND
INTENT TO FORECLOSE
July 26, 2023
Jerry E. Aron, P.A. has been appointed
as Trustee by Holiday Inn Club Vac-
ations 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 includ-
ing any costs, expenses, and attorney's
fees, which amount is identified below.
The Claim of Lien has been assigned to
Holiday Inn Club Vacations Incorpo-
rated 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 exclu-
sive 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: M92841198
- CHARLES S TYLER and
MARY KATHERINE TYLER,
("Owner(s)"), 843 HAYES
CEMETERY RD, EFFIE, LA
71331 and 1208 WOOD LAWN

AV, BURLESON, TX 76028
/ Week 31 in Unit No. 0037/
Building E/ Fractional Inter-
est 1.923%/Amount Secured
by Lien: \$7,691.45/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 af-
ter 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 Vac-
ations 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 ac-
tion regarding this matter will result in
the loss of ownership of the timeshare
through the trustee foreclosure proce-
dure 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 to the judicial foreclo-
sure 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 pro-
ceeds 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 IN-
FORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.
By: Jerry E. Aron, P.A., Trustee,
801 Northpoint Parkway, Suite 64,
West Palm Beach, FL 33407
Sept 29; Oct. 6, 2023 23-01399K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR
POLK COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2022CA003208000000
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS
CLAIMING BY, THROUGH,
UNDER, OR AGAINST, KAY
MATHENY AKA KAY S. MATHENY
AKA KAY SANDRA MATHENY
AKA KATY L. MATHENY,
DECEASED, et al,
Defendant(s).
To: THE UNKNOWN HEIRS, DE-
VISEES, GRANTEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
OR OTHER CLAIMANTS CLAIM-
ING BY, THROUGH, UNDER, OR
AGAINST, KAY MATHENY AKA KAY
S. MATHENY AKA KAY SANDRA
MATHENY AKA KATY L. MA-
THENY, DECEASED
Last Known Address: Unknown
Current Address: Unknown
YOU ARE NOTIFIED that an action
to foreclose a mortgage on the following
property in Polk County, Florida:
LOT 20, ROSEWOOD MANOR,
ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 37, PAGE(S) 3, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.

A/K/A 2805 AVE J 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 en-
tered against you for the relief demand-
ed in the Complaint or petition.
This notice shall be published once a
week for two consecutive weeks in the
Business Observer.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and the seal of
this court on this 7 day of September,
2023.
Default Date: 10/16/2023
Stacy Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk
Albertelli Law
P.O. Box 23028
Tampa, FL 33623
tna - 22-007255
Sept. 29; Oct. 6, 2023 23-01393K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.:
532023CA005107000000
MORTGAGE RESEARCH
UNITED, LLC D/B/A VETERANS
UNITED HOME LOANS, A
MISSOURI LIMITED LIABILITY
CORPORATION,
Plaintiff, vs.
JOHNATHAN MOUAYLY;
CEDARCREST COMMUNITY
ASSOCIATION, INC.; 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. BUTTER-
FIELD, CPA as the Clerk of the Circuit
Court shall sell to the highest and best
bidder for cash electronically at www.
polk.realforeclose.com at, 10:00 AM on
the 27 day of October 2023, the follow-
ing described property as set forth in
said Final Judgment, to wit:
LOT 2, CEDARCREST, A SUB-
DIVISION, ACCORDING TO
THE PLAT THEREOF, RE-
CORDED IN PLAT BOOK
148, PAGES 3 AND 4, OF THE
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
PROPERTY ADDRESS: 7286
CEDARCREST BLVD, LAKE-
LAND, FL 33810
IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST
FILE A CLAIM WITH THE CLERK
NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS
AS UNCLAIMED. IF YOU FAIL TO
FILE A CLAIM, YOU WILL NOT BE
ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE
REPORTED AS UNCLAIMED, ONLY
THE OWNER OF RECORD AS OF
THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated this 20 day of September
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
23-01330
Sept. 29; Oct. 6, 2023 23-01365K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP-2620
Division Probate
IN RE: ESTATE OF
VIRGIL C. GRAY
Deceased.
The administration of the estate of
Virgil C. Gray, deceased, whose date
of death was June 8, 2022, is pending
in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is Post Office Drawer 9000,
Bartow, Florida 33830. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 29, 2023.
Personal Representative:
/s/ Donald G. Gray
Donald G. Gray
301 Medora Street
Auburndale, Florida 33823
Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
3200 US Hwy 27 S., Suite 201
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
Sept. 29; Oct. 6, 2023 23-01369K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
2023-CP-003187-0000-XX
IN RE: ESTATE OF
FRANK R. STOCKTON
Deceased.
The administration of the estate of
Frank R. Stockton, deceased, whose
date of death was October 7, 2021, 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 attor-
ney are set forth below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must

file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 29, 2023.
Personal Representative:
Albert Stickley III
737 S. Indiana Avenue
Englewood, Florida 34223
Attorney for Personal Representative:
Albert Stickley III, Esquire
Attorney
Florida Bar Number: 51605
737 S. Indiana Ave.,
Suite A
Englewood, FL 34223
Telephone: (941) 474-5506
Fax: (941) 474-5507
E-Mail: aj@stickleylaw.com
Secondary E-Mail:
ryan@stickleylaw.com
Sept. 29; Oct. 6, 2023 23-01381K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 23-CP-2677
IN RE: ESTATE OF
LUZ MARIA TIRADO,
Deceased.
The administration of the estate of LUZ
MARIA TIRADO, deceased, whose
date of death was March 3, 2023, is
pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 N. Broadway
Avenue, Bartow, FL 33830. The names
and addresses of the personal repre-
sentative 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 PUBLI-
CATION OF THIS NOTICE OR 30
DAYS AFTER THE DATE OF SER-
VICE OF A COPY OF THIS NOTICE
ON THEM.
All other creditors of the decedent
and other persons having claims or de-

mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
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: September 29, 2023.
MARY PLAZA
Personal Representative
302 Louis Edward Court
Lakeland, FL 33809
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
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
Sept. 29; Oct. 6, 2023 23-01391K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23CP-3156
Division Probate
IN RE: ESTATE OF
HILTON E. HUDGINS
Deceased.
The administration of the estate of Hil-
ton E. Hudgins, deceased, whose date
of death was May 19, 2023, is pending
in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is Post Office Drawer 9000,
Bartow, Florida 33830. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and other
persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 29, 2023.
Personal Representative:
/s/ Larry D. Mathis
Larry D. Mathis
1660 Tyner Road
Haines City, Florida 33844
Attorney for Personal Representative:
/s/ Charlotte C. Stone
Charlotte C. Stone, Esq.
Florida Bar Number: 21297
Stone Law Group, P.L.
3200 US Hwy 27 S., Suite 201
Sebring, Florida 33870
Telephone: (863) 402-5424
Fax: (863) 402-5425
E-Mail:
charlotte@stonelawgroupfl.com
Secondary E-Mail:
tami@stonelawgroupfl.com
Sept. 29; Oct. 6, 2023 23-01374K

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") will hold a public hearing on **Wednesday October 25 at 11:30 a.m., or as soon thereafter as the matter may be heard, at the Heritage Baptist Church, 4202 Pipkin Creek Road, Lakeland, Florida 33811** to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District's *First Amendment to Lakeside Preserve Community Development District Engineer's Report*, dated August 2023, as may be further amended (the master project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o PFM Group, LLC, 3501 Quadrangle Boulevard, suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management system, utilities (water, sewer, reclaim), hardscape/landscape/irrigation, undergrounding of conduit, environmental conservation/mitigation, amenities, off-site improvements, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the Phase 2 CIP, the estimated cost of the Improvements, including contingency and professional services, is **\$11,450,000**.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's *Amended and Restated Master Special Assessment Methodology for Lakeside Preserve Community Development District*, dated September 2023, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$17,550,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assessments is as follows:

Land Use	Total # of Units/Acres	ERU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Phase 1 - SF Lots**	135	1	\$26,074	\$1,802.07
Phase 2 - SF Lots	291	1	\$48,213	\$4,073.34

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.
**Assessment Levels associated with Series 2019 Bonds

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental

assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, PFM Group, LLC, 3501 Quadrangle Boulevard, suite 270, Orlando, Florida 32817, or by calling (407) 723-5900, 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.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT AMENDING AND SUPPLEMENTING RESOLUTIONS 2018-15 AND 2018-19; ADOPTING AN AMENDED AND RE-STATE MASTER ASSESSMENT METHODOLOGY REPORT; ADOPTING A FIRST AMENDMENT TO THE ENGINEER'S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Lakeside Preserve Community Development District (the "District") previously determined to undertake the construction and maintenance of certain infrastructure improvements, (the "Improvements") and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by the Improvements pursuant to Resolutions 2018-15, and 2018-19, (the Assessment Resolutions"); and

WHEREAS, the owner and developer of the vacant lands within the District formerly designated as Phases 2 and 3, have revised their development plan into a single phase 2 to include new product types and development densities; and

WHEREAS, the District Engineer has prepared a revised engineer's report based on presently anticipated Improvements necessary for the development of phase 2 together with the estimated costs of the Improvements and modified the development plan to incorporate additional Improvements to serve the phase 2 lands, (the "Phase 2 Lands"); and

WHEREAS, the District Engineer has presented a "First Amendment to the Master Engineer's Report dated December 2017, as defined below, that details the scope and cost of Improvements necessary to serve the lands currently located within the District as well as the Phase 2 Lands; and

WHEREAS, because of the increase in the estimated costs of the Improvements to the Phase 2 Lands currently included in the District, the District desires to amend the provisions of the Assessment Resolutions to reflect an increased assessment lien amount for the Phase 2 Lands; and

WHEREAS, the District will by separate resolution declare, levy, and impose special assessments upon the Phase 2 Lands to provide its proportionate share of the costs of the Improvements; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure Improvements described in the District's *First Amendment to Lakeside Preserve Community Development District Engineer's Report*, dated August 2023, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology Report for Lakeside Preserve Community Development District*, dated August 16, 2023 ("Amended Master Report"), attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved as set forth in the Amended Master Report.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RHODINE ROAD NORTH:

1. Assessments shall be levied to defray a portion of the cost of the Improvements as specified in the Amended Master Report.

2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements for Phase 2 is \$11,450,000 (the "Estimated Cost").

4. The Assessments will defray approximately \$17,550,000, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement Resolutions 2018-15, and 2018-19, relating to the District's levy of special assessments on certain lands within the boundaries of the District benefiting from the phase 2 Improvements. As such, all such prior resolutions, including but not limited to, Resolutions 2018-15, 2018-19, and 2019-03, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

PASSED AND ADOPTED this 20th day of September 2023.
ATTEST:
_____/s/ J. Gaarlandt
Secretary
Sept. 29; Oct. 6, 2023

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
By: /s/ L. Saunders
Its: Chairperson

23-01395K

SECOND INSERTION

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

2023 CA 005294 00000 LAKE REGION MOBILE HOME OWNERS, INC., A Florida Not-for-Profit Corporation, Plaintiff, v. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SHIRLEY DROLET, DECEASED, DENISE LAURIA, AS KNOWN HEIR OF SHIRLEY DROLET, DENNIS KUSZMAR, AS KNOWN HEIR OF SHIRLEY DROLET, and UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF MICHAEL KUSZMAR, DECEASED, Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF SHIRLEY DROLET, DECEASED

You are notified that an action to evict the 1980 CELT mobile home vehicle, identification number(s) KBFL-SNA043595 and KBFLSNB04359, and to foreclose upon a Membership Certificate #1504, representing one (1) share in the Lake Region Mobile Home Owners, Inc. on the following property in Polk County, Florida:

Lake Region Mobile Home Village (unrecorded) lot 402 & int in recreation area
Parcel ID: 27-28-07-821601-004020

commonly known as 402 Sunflower Lane, Haines City, FL 33844 has been filed against you and you are required

to serve a copy of your written defenses, if any, to it on Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA, plaintiff's attorney, whose address is 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337, on or before, (or 30 days from the first date of publication, whichever is later) 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.

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 day of SEP 20 2023.
Default Date: 10/27/2023

STACY M. BUTTERFIELD
POLK COUNTY, FL
CLERK OF THE COURT
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk

Elliott V. Mitchell, Esq.
Clark, Campbell, Lancaster, Workman, & Airth, PA,
plaintiff's attorney,
500 S. Florida Avenue, Suite 800,
Lakeland, Florida 33801,
(863) 647-5337
Sept. 29; Oct. 6, 13, 20, 2023

23-01383K

SECOND INSERTION

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

File No. **53-2023-CP-003140-0000-XX**
Division: Probate
IN RE: ESTATE OF ANNE GREEN JOYCE, Deceased

The administration of the Estate of Anne Green Joyce, deceased, whose date of death was January 27, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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 September 29, 2023.

Personal Representative:
Michael Felix Joyce
404 Horseshoe Lane NE
Winter Haven, FL 33881
Attorney for Personal Representative:
Carol J. Wallace
Attorney for Petitioner
Florida Bar Number: 71059
Elder Law Firm of Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:
abaustert@mclements.com

Sept. 29; Oct. 6, 2023 23-01401K

SECOND INSERTION

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

File No. **53-2023-CP-002871-0000-XX**
Division: Probate
IN RE: ESTATE OF THOMAS FELIX JOYCE, Deceased

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

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

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 September 29, 2023.

Personal Representative:
Michael Felix Joyce
404 Horseshoe Lane NE
Winter Haven, FL 33881
Attorney for Personal Representative:
Carol J. Wallace
Attorney for Petitioner
Florida Bar Number: 71059
Elder Law Firm of Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cwallace@mclements.com
2nd E-Mail:
abaustert@mclements.com

Sept. 29; Oct. 6, 2023 23-01400K

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
or email legal@businessobserverfl.com
Business Observer