FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.

53-2023-CP-004322-0000-XX

Division 14

IN RE: ESTATE OF

DORIS FAYE SADLER

Deceased.

The administration of the estate of Do-

ris Faye Sadler, deceased, whose date

of death was May 6, 2023, is pending

in the Circuit Court for Polk County,

Florida, Probate Division, the address

of which is PO Box 9000, Drawer CC-4,

Bartow, Florida 33831. The names and

 $addresses\ of\ the\ personal\ representative$ 

and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this notice is December 15, 2023.

Personal Representative:

Maritza Vargas 10020 Montego Bay Drive

Cutler Bay, Florida 33189

Attorney for Personal Representative:

L. Caleb Wilson, Attorney

Craig A. Mundy, P.A.

Fax: (863) 647-4580

4927 Southfork Drive

Lakeland, Florida 33813

Telephone: (863) 647-3778

E-Mail: caleb@mundylaw.com

Florida Bar Number: 73626

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

ney are set forth below.

\*\*Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com\*\*

DECEMBER 15 - DECEMBER 21, 2023

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT,

IN AND FOR POLK COUNTY,

FLORIDA.

PROBATE DIVISION

CASE NO: 2023-CP-4260

IN RE: THE ESTATE OF

JEANETTE DESSON,

Deceased.

The name of the decedent, the designa-

tion of the court in which the adminis-

tration of this estate is pending, and the file number are indicated above. The

address of the court is 255 N. Broadway

Avenue, Bartow, FL 33830-3912. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are indicated below.

of this notice and you have any claim or

demand against the decedent's estate, even if that claim is unmatured, contin-

gent or unliquidated, you must file your claim with the court ON OR BEFORE

THE LATER OF A DATE THAT IS

3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER YOU

RECEIVE A COPY OF THIS NOTICE.

and other persons who have claims or

demands against the decedent's estate,

including unmatured, contingent or un-

liquidated claims, must file their claims with the court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST

ALL CLAIMS NOT SO FILED

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS

DESCRIBED ABOVE, ALL CLAIMS

WHICH HAVE NOT BEEN FILED

WILL BE BARRED TWO YEARS AF-

The date of death of the decedent is:

The date of first publication of this

Personal Representative:

GEORGE DESSON

51 Shannon Blvd

Yaphank, NY 11980

Attorney for Personal Representative:

PUBLICATION OF THIS NOTICE.

WILL BE FOREVER BARRED.

TER DECEDENT'S DEATH.

Notice is December 15, 2023.

October 18, 2023.

JOSHUA L. MOSES

Richard & Moses, LLC

Florida Bar No. 119304

808 E Fort King Street

Josh@RMProbate.com

December 15, 22, 2023

Ocala, FL 34471

(352) 369-1300

Primary Email:

All other creditors of the decedent

If you have been served with a copy

### POLK COUNTY LEGAL NOTICES

### FIRST INSERTION

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. "No Title Guaranteed, A Buyer Fee May

January 15, 2024 Lakeland Imports Inc., 4317 US Highway 98 S., Lakeland, Fl. 2014 MAZD JM1BM1V77E1170575 \$2078.79

December 15, 2023 23-01761K

### FIRST INSERTION

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

1983 Travel Trailer, VIN 1L9P38208D1010246 and the contents therein, if any, abandoned by previous occupant, Helen Lavon Purdie

On January 4, 2024 at 9:00am at Whispering Pines Mobile Home Park, 315 Pleasant Place, Frostproof, Florida

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard,

Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorneys for Whispering Pines Mobile Home Park

By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com December 15, 22, 2023 23-01762K

### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 12/29/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1990 PALM mobile home bearing the vehicle identification numbers PH093673A and PH093673B and all personal items located inside the mobile home. Last Tenant: Linda Dorene Rider and Donald Eugene Steffens. Sale to be held at: Foxwood Village, 4700 Foxwood Bou-

levard, Lakeland, Florida 33810, (863) December 15, 22, 2023 23-01765K

### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Tezz Digital located at 6453 Evergreen Park Drive in the City of Lakeland, Polk County, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of December,

Rumenul Rimon

December 15, 2023 23-01766K

### FIRST INSERTION

Notice is hereby given that TRI-MEISHIA CROSS, OWNER, desiring to engage in business under the fictitious name of MEME'S CUSTOM TEES & MORE located at 1046 KREN-SON WOODS ROAD, LAKELAND, FLORIDA 33813 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

23-01767K December 15, 2023

### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 01/05/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 VICT mobile home bearing vehicle identification numbers FL100849A and FL100849B and all personal items located inside the mobile home. Last Tenant: Nora Latham Vandevender. Sale to be held at: Ariana Village, 1625 Ariana Street, Lot No. 16, Lakeland, Florida 33803, 863-687-3835.

December 15, 22, 2023 23-01774K

### FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property MORRIS THEODORE BAKER, if deceased any unknown heirs or assigns. PATRICIA BUZZIE GABRICK and MARY BUZZIE, will, on December 28, 2023, at 10:00 a.m., at 89 Orange Manor Drive, Lot #89, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1979 BROA MOBILE HOME. VIN: 16L9T2S2640, TITLE NO.: 0004246680 and all other personal property located there-

and BUIC AUTO, VIN: S13S152102371, TITLE 2005 5GADS13S152102371, TITLE NO.: 0094046496 and all other personal property located there-

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 December 15, 22, 2023 23-01747K

### FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of ROBERT PAUL WITTBOLD, if deceased any unknown heirs or assigns, will, on December 28, 2023, at 10:30 a.m., at 470 Dawn Street, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1984 BROO MOBILE HOME, VIN: FLFL2AD413205135, TITLE NO.: 0040271432, and VIN: FLFL2BD413205135, TI-TLE NO.: 0040296160 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Sarasota. Florida 34236

December 15, 22, 2023 23-01744K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 23CP-4331 IN RE: ESTATE OF JAYLYN HERBERT MENCHAN,

Deceased SSN: XXX-XX-8734

The administration of the estate of JAYLYN HERBERT MENCHAN, deceased, whose date of death was April 4. 2023, and whose Social Security Number is XXX-XX-8734, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 15th day of December,

Signed on this 11th day of December, 2023.

### Personal Representative: Derek F. Menchan

550 Sears Ave. NE Winter Haven, FL 33881 Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com December 15, 22, 2023 23-01760K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE No. 2022CP0041590000XX IN RE: ESTATE OF JUANITA J. BUSH

Deceased. The administration of the estate of Juanita J. Bush, deceased, whose date of death was October 8, 2022, is pending in the Circuit Court for Polk, Florida, Probate Division, the address of which is Circuit Court for Polk County, Probate Division, PO BOX 9000, Bartow, Drawer CC-4, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 SECTION 733.702 WILL BE FOREVER

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 December 15, 2023.

### Personal Representative: /s/ Nicole Martin Nicole Martin

5541 82nd Ave. N Pinellas Park, FL 33781 Attorney for Personal Representative: /s/ Robert D. King, Esq. Robert D. King, Esq Florida Bar No. 89104 The King Firm, PA 4430 Park Blvd Pinellas Park, Florida 33781 23-01745K December 15, 22, 2023

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-003498-0000-XX IN RE: Estate of

LELAND RAY KIEF, Deceased.

The administration of the estate of Leland Ray Kief, deceased, whose date of death was April 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33860. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 December 15, 2023. Personal Representative: /s/ Kathie Schreiber Kathie Schreiber

9735 West Harding Place West Allis, Wisconsin 53227 Attorney for Personal Representative: /s/ Amy L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com December 15, 22, 2023 23-01768K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2023-CP-004204-0000-XX IN RE: Estate of

SHIRLEY ANN KLICK, Deceased. The administration of the estate of Shirley Ann Klick, deceased, whose date of death was June 10, 2023, is

pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 December 15, 2023.

### Personal Representative: /s/ Louie Bilbry Louie Bilbry 17629 Hizmet St

Livonia, MI 48152 Attorney for Personal Representative: /s/ Amy L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com

December 15, 22, 2023

23-01769K

### NOTICE TO CREDITORS (Summary Administration)

POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 532023CP0045990000XX

IN THE CIRCUIT COURT FOR

### IN RE: ESTATE OF PATRICIA ANN WALKER Deceased. TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THE ABOVE ESTATE:
YOU ARE HEREBY NOTIFIED

that Petition for Summary Administration has been filed in the estate of PA-TRICIA ANN WALKER, deceased, File Number: 532023CP0045990000XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was September 9th, 2023; that the total val-

FIRST INSERTION ue of the estate is \$24,766.51.00; and, that the names and addresses of those to whom it has been assigned by such

23-01751K

order are: NAME ADDRESS SHANE PATRICK CARROLL 329 Wingdale Way

Davenport, FL 33897 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 must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN THE FLOR-IDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO December 15, 22, 2023 23-01763K

BARRED.

The date of the first publication of this Notice is: December 15th, 2023.

### Person Giving Notice: /s/ Shane Patrick Carrol SHANE PATRICK CARROLL

Attorney for Person Giving Notice: THE WILSON ADVOCACY GROUP, P.A. P.O. Box 3142 Winter Haven, FL 33885 Phone: (863) 401-8155 Fax: (863) 401-9924 Primary:

in fo@wilson advocacy group.comSecondary: dwfourth@wilsonadvocacygroup.com

b.moore@wilsonadvocacygroup.com Attorney for Petitioner DAVID WILSON IV, ESQUIRE FL Bar No. 0103204

December 15, 22, 2023 23-01776K

### FIRST INSERTION

(2) YEARS OR MORE AFTER THE

DECEDENTS DATE OF DEATH IS

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No.: 53-2023-CP-0045980000XX IN RE: ESTATE OF RICHARD DUANE SCHMIDT Deceased.

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

YOU ARE HEREBY NOTIFIED that Petition for Summary Administration has been filed in the estate of RICHARD DUANE SCHMIDT, deceased, File Number: 53-2023-CP-0045980000XX, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was February 4, 2023; that the total value of the estate is US\$ 4,200.00; and, that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS

CECELIA ANN SCHMIDT 3037 Brook Stone Terrace,

Davenport, FL 33837 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 must file their claims with this court WITHIN THE TIME PE-RIODS SET FORTH IN THE FLOR-IDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER NOTWITHSTANDING BARRED. ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO

(2) YEARS OR MORE AFTER THE

DECEDENTS DATE OF DEATH IS

The date of the first publication of this Notice is: December 15th, 2023.

### **Person Giving Notice**: CECELIA ANN SCHMIDT Petitioner

Attorney for Person Giving Notice: THE WILSON ADVOCACY GROUP, P.A. P.O. Box 3142 Winter Haven, FL 33885 Phone: (863) 401-8155

Fax: (863) 401-9924 in fo@wilson advocacy group.com

Secondary: dw fourth@wilson advocacy group.com

b.moore@wilsonadvocacygroup.com Attorney for Petitioner DAVID WILSON IV, ESQUIRE FL Bar No. 0103204

### What makes public notices in newspapers

December 15, 22, 2023



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.

NOTICE OF SALE

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

dress of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is

the foreclosure trustee (the "Trustee")  $\,$ 

of Holiday Inn Club Vacations Incorpo-

rated, and Silverleaf Resorts LLC, both

having a street address of 9271 S. John

Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section

721.855 and 721.856, Florida Statutes

and hereby provides this Notice of Sale

to the below described timeshare inter-

KAREN SHIFFLETT ALLEN

19 HERITAGE WOODS PL,

ALLEN, TX 75002

tional Interest 1.923%

WENDY KANTES and

and GEORGE COLEMAN AL-

14/0416, Unit Type AMBASSA-

DOR, Contract # 6507553, Frac-

PENFIELD, NY 14526 49/0408, Unit Type AMBASSA-DOR, Contract # 6538165, Frac-

tional Interest 1.923% THOMAS LEWIS COHOON

902 PARK ST, GEORGETOWN,

52/0030, Unit Type PRESI-

DENT, Contract # 6805511, Fractional Interest 1.923%

JENNIFER MURPHY RODRI-

GUEZ and JIMMY RODRI-

857 HOLMGREEN RD, SAN

ANTONIO, TX 78220 and 4211

REDSTONE DR. SAN ANTO-

35/0004, Unit Type N/A, Con-

tract # 93696640, Fractional

KAVIN DAVID OWINGS and

804 W DAVIS ST, FAYETTE,

NOTICE OF SALE

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway., Suite

64, West Palm Beach, Florida 33407 is

the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorpo-

rated, having a street address of 9271 S.

John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section

721.855 and 721.856, Florida Statutes

and hereby provides this Notice of Sale to the below described timeshare inter-

Week/Unit/Interest/Building

TRAVIS HUNT and MADELYN

17930 SANTEE LN, WASHING-

TON, TX 77880 27/0065, Unit Type N/A, Con-

tract # M92923859, Fractional

Whose legal descriptions are (the

"Property"): The above described Inter-

est %, Use Period No./Unit No., Unit Type, of the following described real

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, a vacation resort in Polk County, Florida, lo-

cated at 121 Emerald Loop, Daven-

port, Florida 33897 (the "Resort")

Restrictions, Covenants and Con-

ditions recorded in Volume 06046,

NOTICE OF SALE PURSUANT TO

 ${\rm CHAPTER}~45$ 

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.:

2023CA005418000000

THE BANK OF NEW YORK

MELLON TRUST COMPANY.

TO JPMORGAN CHASE

MORTGAGE

Plaintiff, vs.

Defendant(s).

BANK, N.A., AS TRUSTEE

FOR RESIDENTIAL ASSET

PRODUCTS, INC., MORTGAGE

THELMA L. MCCANN A/K/A T.

MCCANN A/K/A T. L. MCCANN A/K/A T. MCCANN; UNKNOWN

ASSET-BACKED PASS-THROUGH

CERTIFICATES SERIES 2005-RS4.

SPOUSE OF THELMA L. MCCANN

A/K/A THELMA MCCANN A/K/A

T. L. MCCANN A/K/A T. MCCANN;

CITY OF LAKELAND, FLORIDA,

NOTICE OF SALE IS HEREBY

GIVEN pursuant to the order of Uni-

form Final Judgment of Foreclosure dated December 7, 2023, and entered

in Case No. 2023CA005418000000

of the Circuit Court of the 10TH Ju-

dicial Circuit in and for Polk County,

Florida, wherein THE BANK OF NEW

YORK MELLON TRUST COMPANY.

NATIONAL ASSOCIATION FKA

NATIONAL ASSOCIATION FKA

THE BANK OF NEW YORK TRUST

COMPANY, N.A. AS SUCCESSOR

according to the Declaration of

Owner Name

Interest 1.923%

property:

Address

Prepared by and returned to:

Jerry E. Aron, P.A. 801 Northpoint Parkway, #64

West Palm Beach, FL 33407

CHRISTOPHER D FALLON

33 HICKORY POND DR,

and K LOUISE COHOON

IL 61846

**GUEZ** 

NIO, TX 78219

Interest 1.923%

HOLLY J OWINGS

Prepared by and returned to:

801 Northpoint Parkway #64

West Palm Beach, FL 33407

Jerry E. Aron, P.A.

Owner Name

Address

Week/Unit

FIRST INSERTION

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

2023-CC-000380-0000-00 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION,

Plaintiff, vs. VINCENT WILLIAMS, et al., Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated December 8, 2023, in Case No.: 2023-CC-000380-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOME-OWNERS ASSOCIATION, INC., is the Plaintiff and VINCENT WILLIAMS, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https:// www.polk.realforeclose.com, in cordance with Section 45.031, Florida Statutes, on March 5, 2024, the following described property set forth in the

Final Judgment of Foreclosure: Lot 14, THE RIDGE AT SWAN LAKE, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, Public Records of Polk County, Florida.

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

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

DATED: December 12, 2023 By: /s/Shayla J. Mount Shayla J. Mount, Esquire Florida Bar No.: 108557 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549

December 15, 22, 2023 23-01773K



### **Email your Legal Notice**

legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

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



### FIRST INSERTION

**POLK COUNTY** 

MO 65248 31/116, Unit Type N/A, Contract #93779287, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real

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

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

Owner Name
Mtg.- Polk County Clerk of Court Book/Page/Document # Amount Secured by Mortgage Per Diem

ALLEN/ALLEN// 10342, 1994, 2017241899 \$ 30,978.44 \$ 10.84 ANTES/FALLON// 10342, 1021, 2017241535 \$ 23,275.05

COHOON/COHOON// N/A, N/A, 2021076085 \$ 39,561.05 MURPHY

RODRIGUEZ/RODRIGUEZ// 9553, 1391, 2015109094 \$ 18,779.56 \$ 5.88 OWINGS/OWINGS//

526, 2015218078 \$ 64,854.71 \$19.74

Notice is hereby given that on January 18, 2024, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

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

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

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

TRUSTEE:

Jerry E. Aron, P.A. By: /s/ Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this December 8, 2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me (Notarial Seal)

/s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC - STATE OF FLORIDA

Commission Number: HH 215271 My commission expires: 2/28/26 December 15, 22, 2023 23-0178 23-01753K

### FIRST INSERTION

Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

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

Owner Name Lien Doc # Assign Doc # Lein Amt Per Diem

2019169932 HUNT/HUNT 2019170276 \$16,173.23 \$ 0.00 Notice is hereby given that on 1/18/24, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property. If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511.

In order to ascertain the total amount due and to cure the default,

FIRST INSERTION

THE BANK OF NEW YORK TRUST

COMPANY, N.A. AS SUCCESSOR TO

JPMORGAN CHASE BANK, N.A., AS

TRUSTEE FOR RESIDENTIAL AS-

SET MORTGAGE PRODUCTS, INC.,

MORTGAGE ASSET-BACKED PASS-

THROUGH CERTIFICATES SERIES

2005-RS4, is Plaintiff and THELMA L.

MCCANN A/K/A T. MCCANN A/K/A

T. L. MCCANN A/K/A T. MCCANN:

UNKNOWN SPOUSE OF THELMA

L. MCCANN A/K/A THELMA MC-

CANN A/K/A T. L. MCCANN A/K/A

T. MCCANN; CITY OF LAKELAND,

FLORIDA, are Defendants, the Office

of the Clerk, Polk County Clerk of the

Court will sell to the highest bidder or

bidders via online auction at www.polk.

realforeclose.com at 10:00 a.m. on the

23rd day of January, 2024, the follow-

ing described property as set forth in

THE WEST 60 FEET OF THE

NORTH 147 FEET OF THE EAST 609 FEET OF THE

SOUTHEAST 1/4 OF THE

NORTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF SECTION

11, TOWNSHIP 28 SOUTH,

RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS

THE SOUTH 5 FEET THERE-

OF, AND LESS THE NORTH 14

FEET THEREOF, AS SHOWN

IN THE DEED TO CITY OF

LAKELAND IN OFFICIAL RE-

CORDS BOOK 1639 PAGE 621.

Property Address: 1302 West 8th

said Final Judgment, to wit:

please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679 , before you make any payment.

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

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

TRUSTEE: Jerry E. Aron, P.A. By: /s/ Jennifer Conrad Print Name: Jennifer Conrad Title: Authorized Agent FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this December 8, 2023, by Jennifer Conrad, as authorized agent of Jerry E. Aron, P.A. who is personally known to me (Notarial Seal)

/s/ Sherry Jones Print Name: Sherry Jones NOTARY PUBLIC - STATE OF FLORIDA

Commission Number: HH 215271 My commission expires: 2/28/26 23-01754K

### December 15, 22, 2023

Street, Lakeland, Florida 33805 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mort-

Any person claiming an interest in the surplus funds 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 notifi-cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired,

DATED 12/12/23

3222 Commerce Place, Suite A

Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com PUBLISH: Business Observer December 15, 22, 2023 23-01772K 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. 53-2023-ca-006139

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES OF CYNTHIA ARNETTA SANDERS, DECEASED, YOLANDA SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, WALTER JAMES SANDERS, JR., AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, PATRICE SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, PATRICK SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS,

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CYN-THIA ARNETTA SANDERS, DE-CEASED CURRENT RESIDENCE UNKNOWN

DECEASED, et al.

Defendants.

LAST KNOWN ADDRESS 1152 N VIRGINIA AVE LAKELAND, FL 33805

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 22, LAKE RIDGE, AC-

CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 1152 N VIRGINIA AVE, LAKELAND, FL 33805 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before January 8, 2024, (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: Dec. 1, 2023.

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

Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, P.O. Box 800, Tampa, Florida 33601. (813) 229-0900 F078950/2322579/MTS December 15, 22, 2023

23-01755K

### 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.: 53-2022-CA-002276 U.S. BANK NATIONAL ASSOCIATION. Plaintiff,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES. OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, WILHELMINA HINDS,

DECEASED, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 27, 2023, and entered in Case No. 53-2022-CA-002276 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 The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Wilhelmina Hinds, deceased, Alberto Francisco Rivera, Association of Poinciana Villages, Inc., Florida Housing Finance Corporation, Poinciana Village Seven Association Inc., 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 January 2, 2024 the following described property as set forth in said Final Judgment of ForeLOT 9, BLOCK 1000, POINCI-ANA NEIGHBORHOOD 4 VII.-LAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 53, PAGE(S) 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1711 PILCHARD DR POINCIANA 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 be-

fore 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 06 day of December,

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 - 22-004092

December 15, 22, 2023 23-01756K

### 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.: 53-2023-CA-000504 U.S. BANK NATIONAL ASSOCIATION,

ALBERTO AVILA, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2023, and entered in Case No. 53-2023-CA-000504 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 Alberto Avila, Blanca Rosa Gonzalez Pla aka Blanca R. Gonzalez, Florida Housing Finance Corporation, State of Florida, Department of Revenue, MV Realty PBC, LLC, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the January 5, 2024 the following

Final Judgment of Foreclosure: THE SOUTH 66 FEET OF THE NORTH 132 FEET OF THE SOUTH 603.82 FEET OF THE W 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY FLORIDA. LESS AND EXCEPT THE WEST 330 FEET THEREOF AND THE WEST 25 FEET FOR RIGHT OF WAY.

BEING A PART OF LOT 43 OF FARMING & TRUCKING LANDS OF W.F. HALLMAN & CO.'S LAKELAND HIGHLANDS, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 101, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2222 CHRISTY LN LAKE-

LAND FL 33801

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 12 day of December, 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 - 22-010301 December 15, 22, 2023 23-01771K

McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC

West Palm Beach, Florida, 33407

described property as set forth in said

### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE  $10 {\rm TH} \ {\rm JUDICIAL} \ {\rm CIRCUIT}, \ {\rm IN} \ {\rm AND}$ FOR POLK COUNTY. FLORIDA

CIVIL DIVISION: CASE NO .: 2023CA005251000000 U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION. SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-HE10, ASSET-BACKED CERTIFICATES **SERIES 2006-HE10,** 

Plaintiff, vs. CARLA CHIN; UNKNOWN SPOUSE OF CARLA CHIN; 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. BUT-TERFIELD, 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 11 day of January, 2024, the following described property as set

forth in said Final Judgment, to wit: THE NORTH 90 FEET OF THE SOUTH 574.75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 26 EAST, LESS AND EXCEPT THE WEST 540 FEET THEREOF.

FIRST INSERTION

AMENDED NOTICE OF SALE PUR. SUANT TO FLORIDA STATUTES, CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 2023CC004050

Civil Division Landlord/Tenant Action MAY MANOR MHC, LLC, Plaintiff.

FRANK WILSON THOMPSON; IF DECEASED, ALL BENEFICIARIES, HEIRS, SUCCESSORS AND ASSIGNS OF FRANK WILSON THOMPSON, AND ALL PARTIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED and MURIEL JEAN

**Defendants.**NOTICE IS GIVEN that pursuant to a Default Judgment for Possession and Foreclosure of Lien dated October 24, 2023, in the above-styled cause, and published in the Business Observer, I will sell to the highest and best bidder for cash at: www.polk.realforeclose. com, on the 12th day of January, 2024 beginning at 10:00 a.m., the following described property:

1992 CLAR Mobile Home, VIN #FLFLM70A19614CM, #0070073929 located at 332 Jean

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.: 53-2023-CA-005011

FINANCE OF AMERICA REVERSE

THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

CREDITORS, TRUSTEES, OR

BY, THROUGH, UNDER, OR

AKA CHARLES BARBER

FROEMKE AKA CHUCK B.

FROEMKE, DECEASED, et al,

OTHER CLAIMANTS CLAIMING

AGAINST, CHARLES B. FROEMKE

**Defendant(s).**NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure

dated November 6, 2023, and entered

in Case No. 53-2023-CA-005011 of

the Circuit Court of the Tenth Judicial

Circuit in and for Polk County, Florida

in which Finance of America Reverse

LLC, is the Plaintiff and The Unknown

Heirs, Devisees, Grantees, Assignees,

Lienors, Creditors, Trustees, or other

Claimants claiming by, through, under, or against, Charles B. Froemke aka

Charles Barber Froemke aka Chuck B.

Froemke, deceased, United States of

America Acting through Federal Hous-

ing Commissioner, Barbara L. Smith. Tara Prather, Charles Barber Froemke,

Jr., 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 January 5, 2024

the following described property as set

forth in said Final Judgment of Fore-

ASSIGNEES, LIENORS,

PROPERTY ADDRESS: 826 LAKE ELBERT CT, WINTER  $HAVEN,\,FL\,33881$ 

IF YOU ARE A PERSON CLAIMING 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 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 08 day of December 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 2.516eservice@decubaslewis.com

### FIRST INSERTION

Avenue, Lot #332, Lakeland, Florida 33815 And all other personal property located therein

December 15, 22, 2023 23-01750K

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

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/ J. Matt Bobo J. Matt Bobo Grace E. DiMeo

Florida Bar No. 0113526 Florida Bar No. 1030751 LUTZ, BOBO & TELFAIR, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236-5575 Telephone: 877/951-1800 Facsimile: 941/366-1603 Attorneys for Plaintiff

December 15, 22, 2023 23-01778K

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-004332 IN RE: ESTATE OF BERT JACKSON, JR.

Deceased.

The administration of the estate of Bert Jackson, Jr., deceased, whose date of death was October 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 15, 2023.

Personal Representative: /s/ Karim Nasir Jackson (Oct 29, 2023 10:58 EDT) Karim Nasir Jackson 502 Oakpark Loop

Davenport, Florida 33837 Attorney for Personal Representative: /s/Desiree Sanchez Desiree Sanchez, Attorney Florida Bar Number: 10082 SANCHEZ LAW GROUP PA 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail: dsanchez@sanchezlaw.com Secondary E-Mail: maria@sanchezlaw.com December 15, 22, 2023 23-01757K

### FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Williemae's Cakes located at 855 STATE ROAD 559 SUITE 628 in the City of Auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 6th day of December, 2023. Dawn A Buxton

December 15, 2023

PH06586B,

PREPARED BY:

J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

Sarasota, Florida 34236

December 15, 22, 2023

23-01748K

### FIRST INSERTION NOTICE OF PUBLIC SALE

The following personal property of PAUL ALAN RENNER, will, on

December 28, 2023, at 10:00 a.m., at

406 Lisa Street, Lot #406, Lakeland,

Polk County, Florida 33815; be sold for

cash to satisfy storage fees in accordance

with Florida Statutes, Section 715.109:

1983 PALM MOBILE HOME,

TITLE

PH06586A,

NO.: 0022694845, and VIN:

0022694846 and all other per-

sonal property located therein

2 North Tamiami Trail, Suite 500

THE LAND DESCRIBED HERE-IN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF POLK, DESCRIBED AS FOL-LOT 2 OF LAHA-WA MANOR,

UNIT NO. 1, AS SHOWN BY MAP OR PLAT THEREOF RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 38, PAGE 44.

A/K/A 1909 9TH STREET SE WINTER HAVEN FL 33880

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

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

Dated this 13 day of December,

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun

Florida Bar #16141 CT - 23-005494

December 15, 22, 2023 23-01775K

Call **941-906-9386** 

legal@businessobserverfl.com



FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA UCN: 2023CP0029350000XX

File No.: 23-CP-2935 Division: PROBATE IN RE: ESTATE OF FLORENCE VOLLMER EMME Deceased

The administration of the estate of FLORENCE VOLLMER EMME, deceased, whose date of death was November 5, 2021; is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2023CP00002935XX: the address of which is PO Box 9000, Drawer J155, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DATES AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: December 15, 2023 JAMES R. KENNEDY, JR. ESQ. 250 Mirror Lake Drive North St. Petersburg, FL 33701 (727) 821-6888 Email: Jim@jrklaw.com SPN 0024319 BAR 343528

Attorney for Petitioner Personal Representative December 15, 22, 2023

23-01752K

### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 12/29/2023, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1989 BROO mobile home bearing the vehicle identification numbers FLFL-J32A10740BF and FLFLJ32B10740BF and all personal items located inside the mobile home. Last Tenant: Linda Dorene Rider and Eric Scott Bowers. Sale to be held at: Foxwood Village 4700 Foxwood Boulevard, Lakeland, Florida 33810, (863) 859-0277. December 15, 22, 2023 23-01764K

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY,

FLORIDA

PROBATE DIVISION

File No. 53-2023-CP-004278-0000-XX

IN RE: ESTATE OF

PATRICIA ANN GRUBBS, AKA PATRICIA BRYANT GRUBBS

Deceased.

The administration of the estate of Patricia Ann Grubbs, aka Patricia Bryant

Grubbs, deceased, whose date of death

was September 15, 2023, is pending in

the Circuit Court for Polk County, Flor-

ida, Probate Division, the address of

which is 255 North Broadway Avenue,

Bartow, Florida 33830. The names and

addresses of the co-personal represen-

tatives and the co-personal representa-

All creditors of the decedent and oth-

er persons having claims or demands

tives' attorney are set forth below.

### FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)

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

Case No.: 2023 DR 009760 Division: 02

### BRIAN ASHLEY COULTER, Petitioner/Husband, and SAMANTHA TAMARA COULTER, Wife/Respondent,

TO: Samantha Tamara Coulter 3029 Stanhope Avenue Lakeland, FL 33803

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Brian Ashley Coulter, whose address is:

c/o D. Cassie Bermudez Engel, Esq. Bermudez Engel Law, P.A. 11705 Boyette Road, Ste 599 Riverview, FL 33569

on or before 35 calendar days after the first publication of notice, and file the original with the clerk of this Court at: Polk County Courthouse

930 E. Parker Street, Room 240 Lakeland, FL 33801-1929 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for

the relief demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided:

Personal Checking and Savings Ac-

counts, 2017 Dodge Challenger, 1982 Chevrolet, 2004 Honda Civic, 2005 GMC Yukon, 401K Account, 00 Bass Boat, John Boat, Boat Motors, Nitrous Car Motor, two (2) gold bracelets, Welders, Tools, 17 fish tanks, 25 fishing poles and tackle, 5 flatscreen televisions, amplifier and speakers for vehicle, appliances (i.e., washing machine and stove), appreciated value of property located at 3029 Stanhope Avenue, Lakeland, FL 33803 based upon improvements and renovations performed by Petitioner to

bathroom, office, yard, and bedroom. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

Dated: 12/07/2023 STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (Seal) By: Lawunda Blake Deputy Clerk

 $Dec.\,15,22,29,2023; Jan.\,5,2024$ 

23-01758K

### 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.: 53-2021-CA-002815 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,

JOHN SMITH, SR., et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursu-

ant to a Final Judgment of Foreclosure dated November 6, 2023, and entered in Case No. 53-2021-CA-002815 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Carrington Mortgage Services, LLC, is the Plaintiff and John Smith, Sr., United States of America Acting through Secretary of Housing and Urban Development, The Villas III Homeowners Association, Inc., Polk County Clerk of the Circuit Court, State Of Florida Department of Revenue, 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 January 5, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 7, VILLAS III, AS RECORD-ED IN PLAT BOOK 70, PAGES 26

AND 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 661 LAKE CAROLYN CIR-CLE 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 12 day of December,

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 - 21-006139

### FIRST INSERTION

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

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

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

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

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 15, 2023.

 $December \ 15, \ 22, \ 2023 \quad \ \ 23\text{--}01770K$ 

Co-Personal Representatives: Debra Karen Green P. O. Box 428 Lake Hamilton, Florida 33851

Crystal Darlene Grubbs 305 La Serena Street Winter Haven, FL 33884 Attorney for Co-Personal Representatives: 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.comDecember 15, 22, 2023 23-01746K

### **PUBLISH YOUR LEGAL NOTICE**

and select the appropriate County name from the menu option



## WEBSITES

manateeclerk.com sarasotaclerk.com **charlotte**clerk.com **lee**clerk.org

collierclerk.com

hillsclerk.com pascoclerk.com pinellasclerk.org

**polk**countyclerk.net my**orange**clerk.com

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.

What makes public notices in newspapers superior to other forms of notices?

### FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, FLORIDA GENERAL CIVIL DIVISION

CASE NO: 2023-CA-006505 PEACE CROSSING 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 PEACE CROSSING 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 HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF PEACE CROSSING COMMUNITY DEVEL-OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY 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 HEREIN DESCRIBED. OR TO BE AFFECTED IN ANY WAY THEREBY:

Defendants.

The above cause comes to be heard upon the Complaint filed herein by the Peace Crossing Community Development District in the County of Polk, State of Florida, seeking to determine the authority of said District to issue its Peace Crossing Community Development District Special Assessment Revenue Bonds, (the "Bonds") in an aggregate amount not to exceed \$392,270,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues, including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond

Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/or acquire the Capital Improvement Plan; (e) the Capital Improvement Plan serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate.

The aforesaid Complaint having been presented to this Court, and this 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 oth ers 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 January 26, 2024, at 9:45 a.m., before the Honorable Brandon J. Rafool, 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 Special Assessments, 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-courtroomlinks/polk-civil and selecting the Polk Civil Division 07 Virtual Courtroom Link, OR may dial in telephonically via Teams Meeting at 1-863-225-4022 and enter 361 560 839# 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 or the Plaintiff, on behalf of 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 hear-

ing.
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 iurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this

DONE AND ORDERED in Bartow, Polk County, Florida on Friday, November 17, 2023.

Brandon Rafool, Judge December 15, 22, 2023 23-01742K

### FIRST INSERTION

NOTICE OF ACTION IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA Case No. 2023-CA-006316 21ST MORTGAGE CORPORATION, Plaintiff, vs. CHRISTOPHER JAMES

INGLEDUE; LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA UNKNOWN SPOUSE OF DALE ROBERT; KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY; LINKNOWN SPOUSE OF KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY; BRENDA SELL; UNKNOWN SPOUSE OF BRENDA SELL; and UNKNOWN TENANT

Defendant.
TO: ANY UNKNOWN PARTY WHO
MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR TRUSTEE OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY

last known address, 801 Princeton Street, Lakeland, Florida 33809

Notice is hereby given to ANY UN-KNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIM-ANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY that an action of foreclosure on the following

property in Polk County, Florida: LOT 34, OAK TRAIL, AC-CORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 71, PAGE 29, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA, LESS THE EAST 330 FEET. TOGETHER WITH A 2022 LIVE OAK MODEL 76X28 MANUFACTURED HOME BEARING SERIAL NO.'S: LO-HGA10022756A AND LOH-GA10022756B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Leslie S. White, Esquire, the Plaintiff's attorney, whose address is, 420 S. Orange Avenue, Suite 700, P.O. Box 2346, Orlando, Florida 32802-2346

on or before 01/11.2024. 30 days from the first date of publi-

and file the original with the clerk of the court either before service on the Plaintiffs' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON 12/05, 2023.

Stacy M. Butterfield County Clerk of Circuit Court (SEAL) By: Kenleigh Mathis

Deputy Clerk Leslie S. White, Esquire, the Plaintiff's attorney, 420 S. Orange Avenue, Suite 700, Orlando, Florida 32802-2346

December 15, 22, 2023 23-01749K

### FIRST INSERTION

POLK COUNTY

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. 2023CA006522000000 LONGBRIDGE FINANCIAL, LLC,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSIE SIMMONS, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF SUSIE SIMMONS, 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: LOT 5, BLOCK F, VALENCIA HILLS SUBDIVISION, ACCORDING TO PLAT THERE-OF AS RECORDED IN PLAT BOOK 63, PAGE 34, PUBLIC RECORDS OF POLK COUNTY,

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

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 5th day of December, 2023

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-151107

December 15, 22, 2023 23-01741K

### FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2023CA006282000000 ATHENE ANNUITY & LIFE

ASSURANCE COMPANY. ROBIN BRYANT A/K/A ROBIN

LORY BRYANT, et al., Defendants. TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES-TATE OF CRAIG BRYANT A/K/A

CRAIG A. BRYANT, SR. N/K/A CRAIG A. BRYANT, SR. 217 E EDWARD ST, LAKELAND, FL

33805 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 4, IN BLOCK 5, OF NORTHWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; BEING A PART OF LOT 4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 24 EAST, OF PROPERTY BELONGING TO MCRAE AND ROBSON, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF SAID PUBLIC RECORDS; BE-ING A PART OF S 1/2 OF WEST 40 ACRES OF SW 1/4 NW 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 24 EAST; ALSO THAT PORTION OF LOT 4, OF MCRAE & ROBSON SUBDIVISION, ACCORD-ING TO PLAT THEREOF. RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA; BEING A PART OF THE S 1/2 WEST 40 ACRES OF THE SW 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 27 SOUTH, RANGE 24 EAST, LYING NORTH OF LOT 4 IN BLOCK 5 OF NORTHWOOD MANOR, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 33, IN SAID PUBLIC RECORDS.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before 01/17/2024, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

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 von. 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

WITNESS my hand and the seal of this Court this 11th day of December,

STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By /s/ Kenleigh Mathis As Deputy Clerk

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026. CORAL SPRINGS, FL 33310

23-02083

December 15, 22, 2023 23-01779K

### FIRST INSERTION

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

CASE NO.: 2023CC006321000000 ALLY BANK, Plaintiff, VS.

NESTOR M. CABALLERO DE JESUS; et al.,

TO: Nestor M. Caballero De Jesus Last Known Residence: 234 Ocean Bluff Drive Kissimmee FL 34759

YOU ARE NOTIFIED NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:

2018 Toyota Tacoma, VIN

5TFRZ5CN3JX063877 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 01/15/2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default

will be entered against you for the relief demanded in the complaint or petition.

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

Dated on December 7, 2023 Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Kenleigh Mathis As Deputy Clerk

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-032B

 $Dec.\,15,\,22,\,29,\,2023;\,Jan.\,5,\,2024$ 23-01759K

### SUBSEQUENT INSERTIONS

### SECOND INSERTION

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

Personal property consisting of sofas, TV's, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sales on the dates & times indicated below to satisfy Owners Lien for rent & fees due in accordance with Florida Statutes: Self-Storage Act, Sections 83.806 & 83.807. All items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required, if applicable.

A1 C. Holder B2 G. Baker C34 H. Gutierrez D20 D. Darty G15 T. Venis H44 T. B. Ivy

23-01735K

J35 T. Currin listed Units www.storage auctions.com Auction ends on December 27,2023@11:00 AM or after December 8, 15, 2023

### THIRD INSERTION

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

CASE NO.: 2023CC005341000000

ALLY BANK, Plaintiff, VS. JOHN C. DOMOND; et al.,

Defendant(s).TO: John C. Domond Last Known Residence: 1156 Old South

Drive Lakeland, FL 33811 YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida:

2018 Alfa Romeo Giulia, VIN ZARFAEDN9J7564805

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12-29-2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the complaint or petition.

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

impaired, call 711. Dated on NOV 22 2023.

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

 $\begin{tabular}{ll} As Deputy Clerk \\ ALDRIDGE PITE, LLP, \end{tabular}$ Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-051B Ref# 6069

December 1, 8, 15, 22, 2023

23-01690K

### FOURTH INSERTION

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

FLORIDA CASE NO.: 2023CC005363000000 ALLY BANK, Plaintiff, VS. NARVIN E. PETTY II; et al.,

Defendant(s). TO: Narvin E. Petty II Last Known Residence: 1119 Cinnamon Way E Lakeland, FL 33801

YOU ARE NOTIFIED that an action for Replevin of personal property and breach of contract damages on the following personal property in Polk County, Florida: 2021 GMC Sierra 1500, VIN

3 GTU9DED2MG244518has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 12/21/2023, and file the original with the clerk of this court either before service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default

will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability

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

Dated on 11/14/2023.

Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Asuncion Nieves As Deputy Clerk ALDRIDGE PITE, LLP,

Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-046B Ref# 6023 Nov. 24; Dec. 1, 8, 15, 2023

23-01663K

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.

53-2023-CP-003102-0000-XX DIVISION: PROBATE IN RE: ESTATE OF LAMAR S. HOLDER, DECEASED The administration of the Estate of La-

mar S. Holder, 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 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attornev are set forth below.

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

HOW TO

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

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 December 8, 2023.

Personal Representative: Shannah Butcher PO Box 1246 Polk City, FL 33868 Attorney for Personal Representative: Carol J. Wallace Attorney for Personal Representative

Florida Bar Number: 71059 Elder Law Firm of Clements &Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385

 $\hbox{E-Mail: cwallace@mclements.com}$ Secondary E-Mail: cross@mclements.com

December 8, 15, 2023 23-01723K

and select the appropriate County e-mail legal@businessobserverfl.com

CALL 941-906-9386

name from the menu option OR



THIRD INSERTION

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

CASE NO .: 532023CA005973000000 TRACY GERALDINE DELANO THOMAS F/K/A TRACY G. DEAN, ALEJO TRONCO DIAZ,

Defendant. TO: ALEJO TRONCO DIAZ; Whose last known residence(s) is/are: 211 144th Ave., Apt. 5, Madeira Beach,

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Corey W. Szalai, Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, telephone (727) 300-1029, or email to corey@cslawpllc.com, within thirty (30) days of the first publication of this Notice or by 12/08/2023, the nature of this proceeding being a suit for Partition of Real Property.

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Corey W. Szalai, Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit

2, Seminole, FL 33778, telephone (727)  $300\mbox{-}1029$ , or email to corey@cslawpllc. com, within thirty (30) days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint or petition.

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

DATED at Polk County this 1st day of November, 2023.

Clerk of the Circuit Court Stacy M. Butterfield (SEAL) By /s/ Kenleigh Mathis Deputy Clerk

Corey W. Szalai, Corey Szalai Law, PLLC, 10333 Seminole Blvd., Unit 2, Seminole, FL 33778, telephone (727) 300-1029, email: corey@cslawpllc.com December 1, 8, 15, 22, 2023

23-01702K

### FOURTH INSERTION

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

Case No: 23-CA-6515 DC GROUP SOLUTIONS LLC, a Florida Limited Liability Company; Plaintiff, vs.

THE ESTATE OF EVELYN L. NOONAN (now known as RICHARD NOONAN),

Defendant.

STATE OF FLORIDA COUNTY OF POLK

TO: THE ESTATE OF EVELYN L. NOONAN (now known as RICHARD NOONAN)

whose last known address is Unknown, if he be dead and 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 herein.

Lot 4, Block 191, INDIAN LAKE ESTATES, Unit # 5, according to plat thereof recorded in Plat Book 39, at page 31, Public Records of Polk County, Florida. AKA: Magnolia Dr, Indian Lake

Estates, FL 33855

Property ID Number: 30-31-07-994050-019104

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's at-

as Trustee by Holiday Inn Club Vaca-

tions Incorporated and Silverleaf Re-

sorts LLC for the purposes of instituting

a Trustee Foreclosure and Sale under

Florida Statutes 721.856. The obligors

listed below are hereby notified that

you are in default on your account by

failing to make the required payments

pursuant to your Promissory Note.

Your failure to make timely payments

resulted in you defaulting on the Note/

TIMESHARE PLAN: ORLANDO

BREEZE RESORT

An undivided fractional fee inter-

est (described below) in the Orlando

Mortgage.

torney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 12/22/2023 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

Done on this 7th day of November, 2023.

Stacy M. Butterfield (SEAL) Asuncion Nieves 11-15-2023

Clerk of Court, Polk County By, /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Ste 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com Secondary E-service:

alexander.maldonado@lcolawfl.com L-2450

Nov. 24; Dec. 1, 8, 15, 2023

SECOND INSERTION

POLK COUNTY

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.:

2023CA006210000000 BRIDGETTE LORETTA WYNTER AND LINNEL JAMES WYNTER. Plaintiff,

THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, and all others claiming by, through and under THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RIBIE RAMBERTO PEREZ, deceased, J. C. INVESTMENTS, INC., a dissolved Florida Corporation, 18A PROPERTIES, LLC AND SUNRISE ACRES

PROPERTY OWNERS ASSOCIATION, INC., a dissolved Florida Corporation, Defendant,

TO: THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RI-BIE RAMBERTO PEREZ, deceased, and all others claiming by, through and under THE UNKNOWN HEIRS AND DEVISEES OF THE ESTATE OF RI-BIE RAMBERTO PEREZ, deceased

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

The West 100.0 feet of the East 1730.0 feet, of Section 3, Township 26 South, Range 25 East, Polk County, Florida, lying South of State Highway No. S-54, less the South 4845.0 feet thereof. Also being known as Lot C-17, Sunrise Acres, unrecorded subdivision, in Polk County, Florida

a/k/a xxx Deen Still Rd E, Polk City, FL 33868; 25-26-03-000000-013060.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before 01/04/2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Dated this 28th day of November,

> Stacv M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Kenleigh Mathis As Deputy Clerk

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692 December 8, 15, 22, 29, 2023

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

CASE No. 532023CA00637000000 MORTGAGE ASSETS MANAGEMENT, LLC. PLAINTIFF.

THE UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOSEPH A BROWN A/K/A JOSEPH BROWN A/K/A JOSEPH ALEXANDER BROWN (DECEASED), ET AL.

DEFENDANT(S).
To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANT-EES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF JOSEPH A. BROWN A/K/A JOSEPH BROWN A/K/A JOSEPH ALEXAN-DER BROWN (DECEASED) RESIDENCE: UNKNOWN

LAST KNOWN ADDRESS: 2117 Lem-

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

LOT 79 IN BLOCK A OF VA-LENCIA HILLS SUBDIVI-SION, HAINES CITY, AC-CORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 63 AT PAGE 34 OF THE PUBLIC RECORDS OF POLK COUNTY,

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attornevs for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original days after the first publication of this notice, either before January 8, 2024 or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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 711.

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

1515 South Federal Highway, Suite 100, Boca Raton, FL 33432

Our Case #: 23-001529/532023CA006 370000000/PHH

December 8, 15, 2023 23-01710K

### SECOND INSERTION

FLORIDA.

on Street, Haines City, FL 33844 YOU ARE HEREBY NOTIFIED that

FLORIDA.

with the Clerk of the Court, within 30

If you are a person with a disability are hearing or voice impaired, call

Date:November 29, 2023

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk of the Court Tromberg, Morris & Poulin, PLLC,

attorneys for Plaintiff,

### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000274000000 PENNYMAC LOAN SERVICES, LLC.

Plaintiff, vs.

TARSHA L FOREMAN, et al., **Defendant.**To the following Defendant(s):

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF TARSHA L. FOREMAN A/K/A TAR-SHA LOVOIN FOREMAN, WHETH-ER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 36, BLOCK A, VILLAGES

AT BRIDGEWATER VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 140, PAGES 27 THROUGH 31, IN-CLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose ad-

dress is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 12/28/2023, a date which is within thirty (30) days after the first publica-tion of this Notice in 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 demand 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 ap-pearance is less than 7 days; if you are hearing or voice impaired, call

WITNESS my hand and seal of this Court this 21 day of Nov., 2023 Stacy M. Butterfield

Clerk of the Court (SEAL) By /s/ Asuncion Nieves As Deputy Clerk Submitted by:

23-01708K

MCCALLA RAYMER LEIBERT PIERCE LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com

23-07576FL

December 8, 15, 2023

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

CIVIL DIVISION Case No: 23-CA-006147 TMR FAM LLC;

Plaintiff, vs.
THE ESTATE OF CHARLES R. MAYER (now known as TIMOTHY GALE MAYOR and SARAH BALDWIN MAYER): and THE ESTATE OF MARGERY G. MAYER (now known as TIMOTHY GALE MAYOR and SARAH BALDWIN MAYER);

Defendants. STATE OF FLORIDA

COUNTY OF POLK TO: THE ESTATE OF CHARLES R.

MAYER (now known as TIMOTHY GALE MAYOR); and THE ESTATE OF MARGERY G. MAYER (now known as TIMOTHY GALE MAYOR) whose last known address is 3475 S

OCEAN BLVD #203, Palm Beach, FL 33480, if he be dead and 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 Defendant, 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 herein. LOT 8, HARTMANS SUBDI-

VISION, of the Northeast 1/4 of Section 5, Township 29 South, Range 28 East, as per Plat Book 36, Page 50, of the public records of Polk County, Florida, together with all rights, whether easements or appurtenances of whatever kind or description pertaining to the said property as set forth in that certain deed recorded in the public records of Polk County, Florida in Official Records Book 39, Page 511.

SECOND INSERTION AKA: HARTMAN RD. LAKE

936580-000081

WALES, FL 33898 Property ID Number: 28-29-05-

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd Ste 805, Tampa, FL 33618, on or before 1-3-2024 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

Done on this 27th day of November,

Stacv M. Butterfield (SEAL) Asuncion Nieves Clerk of Court, Polk County By, /s/ Natalia Ouellette-Grice

Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Ste 805 Tampa, FL 33618 Phone: (813) 480-2106 E-service: natalia@lcolawfl.com Secondary E-service: alexander.maldonado@lcolawfl.com L-2480 December 8, 15, 22, 29, 2023

23-01721K

### SECOND INSERTION

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

Case No.: 2023-CA-006307 A-1 CAPITAL, LLC, a Florida limited liability company, as Trustee of the 1102 11 th ST. W. LAND TRUST, Plaintiff, v.

DIANE DAWKINS and DAVID DAWKINS, Defendants.

To the following Defendants: DIANE DAWKINS DAVID DAWKINS

YOU ARE HEREBY NOTIFIED that an action for Partition on the following property in Polk County, Florida: Lot 12 and the East 18 feet of Lot

13, Block C, Parkland Addition, according to the Plat thereof as recorded in Plat Book 9, Page 6, of the public records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any to it on Frank Charles Miranda, PA, Attorney for Plaintiff, whose address is: 3226 W. Cypress St., Tampa, FL 33607, a date which is within thirty (30) days after the first publication of this No-

tice in the BUSINESS OBSERVER, file the original with the Clerk of this Court either before service to Plaintiff's attorney or immediately thereafter. This notice is provided pursuant to Administrative Order No. 2.065.

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

DATED: Dec. 1 2023. Default Date January 8, 2024 STACEY M. BUTTERFIELD Clerk of Courts & Comptroller (SEAL) By Asuncion Nieves As Deputy Clerk

23-01733K

Frank Charles Miranda, PA, Attorney for Plaintiff, 3226 W. Cypress St., Tampa, FL 33607, December 8, 15, 2023

### SECOND INSERTION

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

2023CA005795000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff,

NAKIA ARNETRICE MITCHELL A/K/A NAKIA MITCHELL, et al., Defendants. TO: NAKIA ARNETRICE MITCHELL

A/K/A NAKIA MITCHELL 146 BLUE HERON COURT, DAVEN-PORT, FL 33837 FRITZLER MAXIME A/K/A FRIT-

ZLER RONY MAXIME 146 BLUE HERON COURT, DAVEN-PORT, FL 33837 UNKNOWN SPOUSE OF FRITZLER MAXIME A/K/A FRITZLER RONY

MAXIME N/K/A FRITZLER RONY MAXIME 146 BLUE HERON COURT, DAVEN-

PORT, FL 33837 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 31, GRAND RESERVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 116, PAGE(S) 42 THROUGH 43. INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-AL SPRINGS, FL 33310 on or before 12/27/2023, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the com-

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 von. 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 this 20th day of November, STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By /s/ Kenleigh Mathis

As Deputy Clerk De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026,

CORAL SPRINGS, FL 33310 23-02447 December 8, 15, 2023 23-01715K

CHECK OUT YOUR LEGAL NOTICES **@** Ů D

Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Intrests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official

Florida, as amended from time to time ("Declaration") **Contract Number:** 6538165 -- WENDY K ANTES and CHRISTOPHER D FALLON, ("Owner(s)"), 33 HICKORY POND DR, PENFIELD, NY 14526 a Week 49 in Unit No. 0408 / Unit Type: AMBAS-SADOR / Fractional Interest 1.923% / Principal Balance: \$23,275.05 / Mtg Doc

Records Book 06046, Pages 0473-

0535, Public Records of Polk County,

#2017241535 Contract Number: 93696640 - JENNIFER MURPHY RO-DRIGUEZ and JIMMY RODRI-GUEZ, ("Owner(s)"), 857 HOL-MGREEN RD, SAN ANTONIO, TX 78220 and 4211 REDSTONE DR, SAN ANTONIO, TX 78219 Week 35 in Unit No. 0004 / Unit

SECOND INSERTION NOTICE OF DEFAULT AND INTENT TO FORECLOSE Jerry E. Aron, P.A. has been appointed

> Contract Number: 93779287 -- KAVIN DAVID OWINGS and HOLLY J OWINGS, ("Owner(s)"), 804 W DAVIS ST, FAYETTE, MO 65248 Week 31 in Unit No. 116 / Unit Type: N/A / Building 1 / Fractional Interest 1.923% / Principal Balance: \$64,854.71 / Mtg Doc

#2015218078

through the trustee foreclosure procebe subject to the to the judicial forecloamounts secured by the lien.

23-01664K

Doc #2015109094

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

Country Club, Inc., at 866-714-8679. Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare 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 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 proceeds from the sale of your timeshare interest are sufficient to offset the

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,

Type: N/A / Building A / Fractional Interest 1.923% / Principal Balance: \$18,779.56 / Mtg

801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

December 8, 15, 2023 23-01739K

### SECOND INSERTION

RE-NOTICE OF FORECLOSURE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2022CA001942000000

FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. ELIZABET AVELAR, ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Order on Motion to Cancel and Reschedule the December 8, 2023 Foreclosure Sale dated the 27th day of November, 2023, and entered in Case No. 2022CA001942000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and ELIZABET AVELAR and UNKNOWN TENANT IN POSSESS-TION OF THE SUBJECT PROPERTY: are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash elec $tronically \ \ at \ \ www.polk.real foreclose.$ com at 10:00 A.M. on the 11th day of January, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 7, GOLF MANOR, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38,AT PAGE 41,OF POLK COUNTY, FLORIDA.

THE PUBLIC RECORDS OF 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 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 30th day of November, 2023.

By: Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive,

22FL373-0775 December 8, 15, 2023 23-01722K

### SECOND INSERTION

### NOTICE OF DEFAULT AND INTENT TO FORECLOSE

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

### TIMESHARE PLAN: ORLANDO BREEZE RESORT

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

Contract Number: M92923859 TRAVIS HUNT and MADE- $LYN\,HUNT, ("Owner(s)"), 17930$ SANTEE LN, WASHINGTON, TX 77880 / Week 27 in Unit No. 0065/ Building H/ Fractional

Interest 1.923%/Amount Secured by Lien: \$16,173.23/Lien Doc #2019169932/Assign Doc

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

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

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

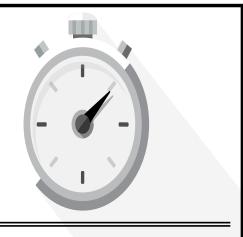
By: Jerry E. Aron, P.A., Trustee 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

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

Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516ESERVICE@MGS-LEGAL.COM

#2019170276

December 8, 15, 2023 23-01740K



### SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

### SECOND INSERTION

POLK COUNTY

NOTICE OF PUBLIC SALE

The following personal property of PATRICIA GELLERMAN, if deceased any unknown heirs or assigns and JAMES GELLERMAN, if deceased any unknown heirs or assigns, will, on December 20, 2023, at 10:00 a.m., at 408 Midnight Cypress Drive, Lot #104, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

2012 NOBI MOBILE HOME, VIN: N111022A, TITLE NO.: 0107474182, and VIN: N111022B, TITLE NO.: 0107474266 and all other personal property located therein PREPARED BY: J. Matthew Bobo

Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 December 8, 15, 2023

23-01724K

### SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LEROY WILBER WEBB, if deceased any unknown heirs or assigns, will, on December 20, 2023, at 11:00 a.m., at 1024 Eagle Drive, Lot #1024, Winter Haven, Polk County, Florida 33881; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1991 MERI MOBILE HOME, VIN: FLHMBT40530541A, TITLE NO.:

0061469235, and VIN: FLHMBT40530451B, TITLE NO.: 0061481182 and all other personal property located therein

PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236  $December\ 8,15,2023$ 

23-01725K

### SECOND INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 532022CA002359000000 DIVISION: 7 Rocket Mortgage, LLC f/k/a Quicken

Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Linda Medrano a/k/a Linda E. Medrano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Terry Ruiz; Rebecca Rollins; Joseph Sharpe; Justin Sharpe; Unknown Heirs, Devisees Grantees, Assignees, Creditors, Lienors, and Trustees of Robert Ruiz, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Johnny Ruiz a/k/a Juan Ruiz; Mertalla Palmer a/k/a Marti Palmer; Hope Burdette a/k/a Esperanza Burdette: Gelberto H. Ruiz a/k/a Gelberto Ruiz a/k/a Hubert Ruiz; Ismael Herrera; Regino Herrera, Jr.; Elisa Whitlow; Irene Walker; Hilda H. Robertson a/k/a Hilda Robertson a/k/a Hilda Herrera; Alejandro Herrera; Unknown Heirs, Devisees, Grantees. Assignees, Creditors, Lienors, and Trustees of Frank Medrano Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Angela Campos a/k/a Angelita Campos a/k/a Angelita Medrano; Unknown Heirs, Devisees, Grantees Assignees, Creditors, Lienors, and Trustees of Alfred Lee Medrano, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Ruben Medrano; Raoul Medrano; Gilbert Levva; John Anthony a/k/a Tony Medrano; Jennifer A. Chagova a/k/a Jennifer A. Medrano; Jesus Felix Medrano

### SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23 CP 2559 IN RE: ESTATE OF KATHRYN Y. SMITH

Deceased. The administration of the estate of Kathryn Y. Smith, deceased, whose date of death was February 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal repre-

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

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

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

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 December 8, 2023.

> **Kevin Smith** Personal Representative

23047 Whimbrel Circle Indian Land, South Carolina 29707 MICHAEL T. HEIDER, CPA Attorney for Personal Representative Florida Bar Number: 30364 MICHAEL T. HEIDER, P.A. 2629 McCormick Drive, Suite 102 Clearwater, Florida 33759 Telephone: (727) 235-6005 Fax: (888) 615-3326 E-Mail: michael@heiderlaw.com Secondary E-Mail: probate@heiderlaw.com December 8, 15, 2023 23-01726K

a/k/a Jesse Medrano; Daniel Martin Medrano; Simon Medrano; Shellar Ran Pilkington; Raymond Medrano: Audra King a/k/a Audra Pilkington; Josie Medrano; Suzanna Medrano; Raymond Medrano; Josefina Medrano; Estella Medrano Mendoza; Marie Delaluz Esquivel a/k/a Mary Equivel a/k/a Marie Delaluz Medrano; Julia Medrano Rickett a/k/a Julia M. Rickett a/k/a Julia Medrano Garcia; Unknown Spouse of Terry Ruiz; Unknown Spouse of Rebecca Rollins; Unknown Spouse of Joseph Sharpe; Unknown Spouse of Justin Sharpe; Unknown Spouse of Johnny Ruiz a/k/a Juan Ruiz; Unknown Spouse of Mertalla Palmer a/k/a Marti Palmer; Unknown Spouse of Hope Burdette a/k/a Esperanza Burdette; Unknown Spouse of Gelberto H. Ruiz a/k/a Gelberto Ruiz a/k/a Hubert Ruiz; Unknown Spouse of Ismael Herrera; Unknown Spouse of Regino Herrera, Jr.; Unknown Spouse of Elisa Whitlow; Unknown Spouse of Irene Walker; Unknown Spouse of Hilda H. Robertson a/k/a Hilda Robertson a/k/a Hilda Herrera; Unknown Spouse of Alejandro Herrera; Unknown Spouse Angela Campos a/k/a Angelita Campos a/k/a Angelita Medrano: Unknown Spouse of Ruben Medrano; Unknown Spouse of Raoul Medrano; Unknown Spouse of Gilbert Levva; Unknown Spouse of John Anthony Medrano a/k/a John A. Medrano a/k/a Tony Medrano; Unknown Spouse of Jennifer A. Chagoya a/k/a Jennifer A. Medrano; Unknown Spouse of Jesus Felix Medrano a/k/a Jesse Medrano; Unknown Spouse of Daniel Martin Medrano: Unknown Spouse of Simon Medrano; Unknown Spouse of Shellar Ran Pilkington; Unknown Spouse of Raymond Medrano; Unknown Spouse of Audra King a/k/a Audra Pilkington; Unknown Spouse of Josie Medrano; Unknown Spouse of Suzanna Medrano; Unknown Spouse of Raymond Medrano; Unknown Spouse of Josefina Medrano; Unknown Spouse of Estella Medrano

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-002689 **Division Probate** IN RE: ESTATE OF

CORNELL PARKER Deceased.

The administration of the estate of Cornell Parker, deceased, whose date of death was September 20, 2020, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is P.O. Box 9000, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

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 December 8, 2023.

Personal Representative: Catherine Davey

PO Box 941251 Maitland, Florida 32794 Attorney for Personal Representatives Catherine E. Davey, Attorney Florida Bar Number: 991724 DAVEY LAW GROUP P.A. P.O. Box 941251 Maitland, FL 32794-1251 Telephone: (407) 645-4833 Fax: (407) 645-4832  $\hbox{E-Mail: cdavey@daveylg.com}\\$ Secondary E-Mail: steve@daveylg.com December 8, 15, 2023 23-01727K

Mendoza; Unknown Spouse of Marie Delaluz Esquivel a/k/a Mary Equivel a/k/a Marie Delaluz Medrano; Unknown Spouse of Julia Medrano Rickett a/k/a Julia M. Rickett a/k/a Julia Medrano Garcia; GTE Federal Credit Union d/b/a GTE Financial; #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); Melissa Ruiz; Reina Ann Greer; Amanda Medrano; Josie Medrano; Steven Medrano; Jessica Medrano; Unknown Spouse of Melissa Ruiz; Unknown Spouse of Reina Ann Greer; Unknown Spouse of Amanda Medrano; Unknown Spouse of Josie Medrano; Unknown Spouse of Steven Medrano; Unknown Spouse of Jessica Medrano; Bartow HMA, LLC DBA Bartow Regional Medical Center Defendant(s).

ADDRESS: 18760 Northeast 18th Avenue, Apt 236, Miami, FL 33179, and Unknown Spouse of Josie Medrano: LAST KNOWN ADDRESS: 624 Highway 463 North, Trumann, AR

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); 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 to foreclose a mortgage on the following real property, lying and being and

particularly described as follows: LOT 16, IN BLOCK 18, OF WESWEGO UNIT #3, LAKE-LAND, FLORIDA, ACCORD-ING TO PLAT THEREOF RE-CORDED IN PLAT BOOK 12. PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RANGE 23, TOWNSHIP 28 SECTION 11. more commonly known as 1123 North Swindell Avenue, Lakeland, FL 33805. 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 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, 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.

TO: Josie Medrano: LAST KNOWN

situated in Polk County, Florida, more

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2023-CP-4209

Division Probate IN RE: ESTATE OF

CANDICE RAE SWIGER

Deceased.

The administration of the Estate of

Candice Rae Swiger, deceased, whose

date of death was October 14, 2023, is

pending in the Circuit Court for Polk

County, Florida, Probate Division,

the address of which is 255 N. Broad-

way Ave., Bartow, Florida 33830. The

names and addresses of the Personal

Representative and the Personal Repre-

sentative's attorney are set forth below.

other persons having claims or de-

mands against Decedent's Estate on

whom a copy of this notice is required

to be served must file their claims

with this court ON OR BEFORE THE

LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR 30 DAYS AF-

TER THE DATE OF SERVICE OF A

other persons having claims or de-

mands against Decedent's Estate must

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

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Constance A.Skaug

543 Tapatio Lane

Kissimmee, Florida 34759

Attorney for Personal Representative: Daniel S. Henderson

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is December 8, 2023. Personal Representative:

dan@hendersonsachs.com,

Telephone: (407) 850-2500

23-01729K

Florida Bar No. 725021

Henderson Sachs, PA

8240 Exchange Drive

Orlando, FL 32809

December 8, 15, 2023

Ste. C6

michael@hendersonsachs.com

E-mail Addresses:

NOTICE.

BARRED.

All other creditors of Decedent and

COPY OF THIS NOTICE ON THEM.

All creditors of the Decedent and

### December 8, 15, 2023 SECOND INSERTION

Attorneys for Plaintiff,

Boca Raton, FL 33487

22-326087 FC01 RFT

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-2808 IN RE: ESTATE OF

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 Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days: if you

are hearing or voice impaired, call

WITNESS my hand and seal of this

Circuit and County Courts (SEAL) By: /s/ Kenleigh Mathis

Stacy M. Butterfield

Deputy Clerk

Court on the 28th day of November,

750 Park of Commerce Blvd., Suite 130

Default Date: 01/04/2024

LOGS LEGAL GROUP LLP,

ROBERT JOSEPH COLE. Deceased.

The administration of the estate of ROBERT JOSEPH COLE, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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 December 8, 2023.

### Personal Representative[s]: K. WADE BOYETTE, JR.

c/o K. Wade Boyette, Esquire Attorney for Personal Representative[s]: K. WADE BOYETTE, JR., Esquire Florida Bar No. 0977111 BOYETTE, CUMMINS & NAILOS, 1635 E. Highway 50, Suite 300

Clermont, FL 34711 Telephone: 352-394-2103 Fax: 352-394-2105

Email: wboyette@bcnlawfirm.compwheeler@bcnlawfirm.com

December 8, 15, 2023

### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH HIDICIAL 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,

### 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  $\begin{array}{ll} Defendant(s). \ \, Stacy \ \, M. \ \, Butterfield \ \, as \\ the \ \, Clerk \ \, of \ \, the \ \, Circuit \ \, Court \ \, will \ \, sell \ \, to \end{array}$ the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on December 27, 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 RE-CORDS OF POLK COUNTY, FLORIDA.

Property Address: 258 TER-RANOVA BLVD, WINTER HA-VEN, 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 30 day of November,

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 - MaS December 8, 15, 2023 23-01718K

### 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. 53-2019-CA-003906 NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, Plaintiff.

### 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. CUM-MINGS; KEILAN B. BAINE are the Defendant(s). Stacv 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 December 27, 2023, the following described property as set forth in said Final Judgment, to wit:

LOT 59, PARCEL 2 OF CITRUS HIGHLANDS PHASE III, AC-CORDING 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, LIM-ITED 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 30 day of November, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

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

December 8, 15, 2023

### SECOND INSERTION

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

Case No. 2022CA000242000000 Global Proceeds, LLC, Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rosalia Baker a/k/a Rosalia M. Baker a/k/a Rosalia Mildred Baker,

Deceased, et al., Defendants.
NOTICE IS HEREBY GIVEN pursu-

ant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA000242000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Global Proceeds, LLC is the Plaintiff and The Unknown Heirs. Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Rosalia Baker a/k/a Rosalia M. Baker a/k/a Rosalia Mildred Baker, Deceased; Victoria Rose Plaisir; ; Doree Johnson; O.L., a minor child by and through her legal Guardians, Doree Johnson and Louis Johnson; Lest Group, LLC; Marcelo Nudel; City of Bartow, Florida are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 27th day of December, 2023, the following described

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

THE EAST 70 FEET OF LOTS 21, AND 22, DAISY D. BOOTH'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 48, PAGE 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

Dated this 29th day of November,

BROCK & SCOTT PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 21-F01279 December 8, 15, 2023 23-01711K

### SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA. PROBATE DIVISION CASE NO.: 2023-CP-004014

IN RE: The Estate of SANTOS LOPEZ, Deceased.
TO ALL PERSONS HAVING CLAIMS

DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of SANTOS LOPEZ, deceased, whose date of death was September 18, 2023, and whose social security number is XXX-XX-4395, 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this Notice is December 8, 2023.

### /s/ Santia Diaz SANTIA DIAZ.

As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian

STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279

 $\hbox{E-mail: SG} @ Easy E state Probate.com \\$ Florida Bar No. 101511 23-01716K December 8, 15, 2023

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. 2023CA006467000000

LAKEVIEW LOAN SERVICING,

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES, LIENORS, CREDITORS,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

KELLUM, DECEASED, et. al.

WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MAXINE

TO: THE UNKNOWN HEIRS, BENE-

FICIARIES, DEVISEES, GRANTEES,

ASSIGNEES LIENORS CREDITORS

TRUSTEES AND ALL OTHERS WHO

ESTATE OF MAXINE KELLUM, DE-

CEASED, 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 in-

terest 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 in-

terest in the property described in the

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

RESUBDIVISION OF BLOCK

3 OF C.M. MAXWELL'S SUB-

DIVISION, A SUBDIVISION

ACCORDING TO THE PLAT

THEREOF RECORDED AT PLAT BOOK 7, PAGE 49, IN THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.

TOGETHER WITH THAT

following property:
LOT 2, BLOCK 4, MAP OF

mortgage being foreclosed herein.

Plaintiff, vs.

Defendant(s),

SECOND INSERTION

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

FILE NO. 53-2023-CP-003952-0000-XX DIVISION: PROBATE IN RE: ESTATE OF ZACHARY G. MACE, DECEASED

The administration of the Estate of Zachary G. Mace, deceased, whose date of death was March 7, 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 be-

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

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

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

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

The date of first publication of this notice is December 8, 2023.

### Personal Representatives: Van S. Mace Virginia Mace 446 Lake Daisy Drive

Winter Haven, FL 3884 Attorney for Personal Representative: Mark E. Clements Attorney for Personal Representative Florida Bar Number: 276775 Elder Law Firm of Clements & Wallace PL 310 East Main Street

Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail: cross@mclements.com

December 8, 15, 2023

23-01730K

### SECOND INSERTION CERTAIN 2018

INC. MANUFAC-HOME BEARING

TITLE # 131900980 AND VIN # WHC023912GA, LOCATED THEREON.

HOMES,

TURED

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 01-03-2023(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief

demanded in the complaint or petition filed herein. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of 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 27 day of November, 2023

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

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com 22-025548

December 8, 15, 2023 23-01709K SECOND INSERTION

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

FILE NO. 53-2023-CP-004157-0000-XX DIVISION: PROBATE IN RE: ESTATE OF KENNETH MEADOWS, DECEASED

The administration of the Estate of Kenneth Meadows, deceased, whose date of death was May 7, 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.

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

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

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

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

The date of first publication of this notice is December 8, 2023.

### Personal Representatives: Darren Meadows

2310 Deer Run Lakeland, FL 33809 Attorney for Personal Representative: Mark E. Clements Attorney for Personal Representative Florida Bar Number: 276775 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail:

cross@mclements.com

December 8, 15, 2023

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION FILE NO.

SECOND INSERTION

53-2023-CP-000932-0000-XX DIVISION: PROBATE IN RE: ESTATE OF CHERYL DARLENE MEADOWS, DECEASED

The administration of the Estate of Cheryl Darlene Meadows, deceased, whose date of death was January 8, 2021, 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 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 December 8, 2023.

### **Personal Representatives:** Darren Meadows

2310 Deer Run Lakeland, FL 33809 Attorney for Personal Representative: Mark E. Clements Attorney for Personal Representative Florida Bar Number: 276775 Elder Law Firm of Clements & Wallace PL 310 East Main Street Lakeland, FL 33801 Telephone: (863) 687-2287 Fax: (863) 682-7385 E-Mail: cwallace@mclements.com Secondary E-Mail: cross@mclements.com

23-01732K

### SECOND INSERTION

23-01731K

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

CIRCUIT CIVIL DIVISION CASE NO.: 2022CA003055000000

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff.

THE UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF EDITH J. SMITH, DECEASED,

### Defendants

THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS CREDITORS TRUSTEES AND ALL OTHER PARTIES CLAIM-ING AN INTEREST BY, THROUGH, UNDER OR AGAINST ESTATE OF ESTATE OF WILLIAM MARK CALDWELL A/K/A WILLIAM M. CALDWELL A/K/A WILLIE M. CALDWELL, DECEASED Last Known Address: Unknown

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

LOT 295, COUNTRY VIEW ES-TATES, PHASE 3A, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 101, PAGE(S) 31 THROUGH 37, INCLUSIVE, OF THE PUBLICRECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTIAN MOBILE HOME VIN # FLFLV70A25085SK21 AND FLFLV70B25085SK21;

TITLE 73579605 AND 73579606.

December 8, 15, 2023

tenances, and fixture located thereon. Property Address: 7005 Dove Meadow Trail, Lakeland, FL 33810 (the "Property").

including the buildings, appur-

filed against you and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL  $33431\,\mathrm{on}$  or before 12/27 , 2023 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Polk, Florida on this 20th day of November, 2023.

STACY M. BUTTERFIELD POLK COUNTY CLERK OF COURT (SEAL) By: /s/ Kenleigh Mathis Deputy Clerk

HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104 Boca Raton, FL 33431

December 8, 15, 2023 23-01714K





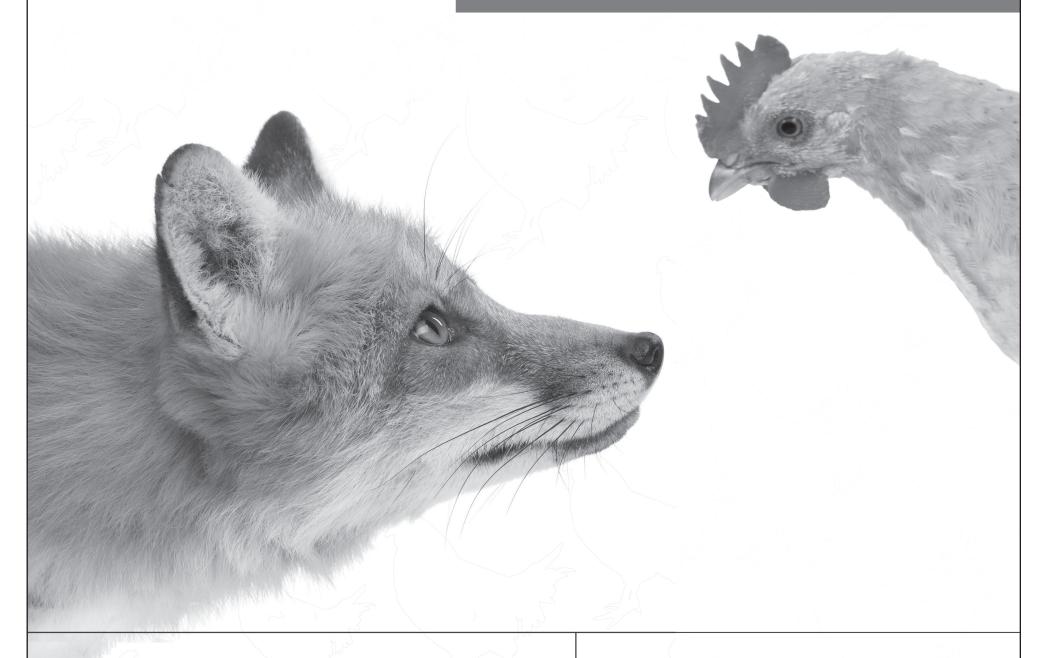
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

# WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers

