

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-4078
IN RE: ESTATE OF DANIEL DEVITO, aka DONATO DIVITO Deceased.

The administration of the estate of DANIEL DEVITO, also known as DONATO DIVITO, deceased, whose date of death was January 28, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the Curator and the Curator's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: December 22, 2023.

ROBERT D. HINES, ESQ.
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
December 22, 29, 2023 23-01790K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 23-CP-004269
IN RE: ESTATE OF WALTER BROWN Deceased.

The administration of the estate of Walter Brown, deceased, whose date of death was June 30, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
/s/ Tessa Carver
(Oct 25, 2023 14:25 EDT)
Tessa Carver
2517 Chestnut Woods Dr.
Lakeland, Florida 33815
Attorney for Personal Representative:
/s/ Erin Whittemore Lohmiller
Erin Whittemore Lohmiller, Esq.
erin@lohmillerlaw.com
lohmillerlaw@gmail.com
Florida Bar Number: 0038631
Lohmiller Law, PLLC
136 4th Street N., Suite 201
St. Petersburg, Florida 33701
Telephone: (727) 643-3818
December 22, 29, 2023 23-01817K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.
53-2023-CP-004531-0000-XX
IN RE: ESTATE OF WALTER H. LUPKE Deceased.

The administration of the estate of Walter H. Lupke, deceased, whose date of death was November 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
Louise Lupke Smith
302 East Palm Street
Davenport, Florida 33837
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mtturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
December 22, 29, 2023 23-01794K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.:
2023CP0040800000XX
Division: PROBATE
IN RE: THE ESTATE OF DIANNE ELIZABETH BELL Deceased.

The administration of the estate of Dianne Elizabeth Bell, deceased, whose date of death was July 21, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
/s/ Gary Bell
Gary Stephen Bell, Petitioner
/s/Nattaly A. Gomez
Nattaly A. Gomez, Esq.
Attorney for Gary Stephen Bell
Florida Bar Number: 1036183
Patriot Legal Group
871 Outer Road Suite B
Orlando, FL 32814
Telephone: (407) 737-7222
Fax: (407) 720-8350
E-Mail: nattaly@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com
December 22, 29, 2023 23-01781K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.
53-2023-CP-003960-0000-XX
IN RE: ESTATE OF HELEN A. TRUMBULL Deceased.

The administration of the estate of Helen A. Trumbull, deceased, whose date of death was September 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
Leigh Keyser Phillips
P. O. Box 832
Lake Wales, Florida 33859-0832
Attorney for Personal Representative:
Richard E. Straughn, Esquire
Florida Bar Number: 377430
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail:
rstraughn@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
December 22, 29, 2023 23-01802K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
Case No.:
53-2023-CP-004514-0000-XX
Division: 14
IN RE: THE ESTATE OF DAVID CARROLL JORDAN Deceased.

The administration of the estate of David Carroll Jordan, deceased, whose date of death was October 30, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is Drawer CC-4, PO Box 9000, Bartow, FL 33831.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
/s/Edward Neill Jordan,
Petitioner
/s/ Nattaly A. Gomez, Esq.
Attorney for Edward Neill Jordan
Florida Bar Number: 1036183
Patriot Legal Group
871 Outer Road Suite B
Orlando, FL 32814
Telephone: (407) 737-7222
Fax: (407) 720-8350
E-Mail: nattaly@patriotlegal.com
Secondary E-Mail:
service@patriotlegal.com
December 22, 29, 2023 23-01811K

FIRST INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO:
2023CA006602000000

SHIMMERING DRIVE HOLDINGS, LLC, Plaintiff(s), v. LAKELAND UNION TRUST and COUNTY LINE 22 TRUST, Defendant(s).

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Stacy M. Butterfield, shall sell the following described real property at a public sale online at <https://polk.realforeclose.com/> to the highest bidder or bidders for cash beginning at 10:00 a.m. on January 9, 2024:

LOT 62, TWIN LAKES AT CHRISTINA PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGE(S) 29, 40, THROUGH 41 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Property Address: 6925 Shimmering Dr., Lakeland, FL 33813
Parcel Identification Number: 23-29-24-141892-000620 (the "Property").

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 8, 2023
PREMIER LAW PLLC
6706 N. Nebraska Ave. #8386
Tampa, Florida 33604
Phone: 954.866.5255
Email: Premierlawpllc@gmail.com

/s/ Derek A. Carrillo, Esq.
DEREK A. CARRILLO, ESQ.
Florida Bar Number: 119199
Attorney for the Uncontested Parties
December 22, 29, 2023 23-01800K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2023-CP-004308
Division Probate
IN RE: ESTATE OF PATRICIA ELIZABETH KRAWCZYK a/k/a PATRICIA KRAWCZYK Deceased.

The administration of the Estate of Patricia Elizabeth Krawczyk, deceased, whose date of death was October 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:
Andrew M. Berland, Esq.
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Attorney for Personal Representative:
Joshua M. Sachs, Esq.
E-mail Addresses:
jms@hendersonsachs.com,
michael@hendersonsachs.com
Florida Bar No. 24277
Henderson Sachs, PA
8240 Exchange Drive Ste. C6
Orlando, Florida 32809
Telephone: (407) 850-2500
December 22, 29, 2023 23-01789K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.
532023CA000805000000

LOANDEPOT.COM, LLC Plaintiff, v. ALYSSA PEGUERO; UNKNOWN SPOUSE OF ALYSSA PEGUERO; UNKNOWN TENANT 1; UNKNOWN TENANT 2 ; MIDFLORIDA CREDIT UNION F/K/A MIDFLORIDA FEDERAL CREDIT UNION Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on November 14, 2023, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 20, IN BLOCK 1, OF TRADEWINDS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, AT PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
a/k/a 1703 CORDOVA CIR W, LAKELAND, FL 33801-6638
at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on January 16, 2024 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 15th day of December, 2023.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North,
Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Isabel Lopez Rivera
FL Bar: 1015906
1000008589
December 22, 29, 2023 23-01801K

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-4680
IN RE: ESTATE OF CHRISTINE E. LAMOUREUX, Decedent.

The administration of the estate of CHRISTINE E. LAMOUREUX, deceased, File Number 2023-CP-4680, is pending in the Tenth Judicial 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 interested persons are required to file with this Court, WITHIN THREE (3) MONTHS OF THE FIRST PUBLICATION OF THIS NOTICE, all claims against the estate with the Court or be forever barred.

Publication of this Notice will begin on December 22, 2023.

/s/ Joseph R. Lamoureux Jr.
JOSEPH R. LAMOUREUX JR.
2735 Abilene Trail
Polk City, Florida, 33868
Petitioner/ PR
EDWARD P. JORDAN II, ESQ.
Florida Bar No.: 0602711
THE JORDAN LAW GROUP
1460 East Highway 50
Clermont, Florida, 34711
352-394-1000
pleadings@epjordanlaw.com
Attorney for Petitioner/ PR
December 22, 29, 2023 23-01816K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Product Girlie located at 1456 Axel Cir, in the County of Polk, in the City of

Winter Haven, Florida 33880 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated at Winter Haven, Florida, this 15th day of December, 2023.
ALGEBRA MADE SIMPLE LLC
December 22, 2023 23-01795K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Cheryl Faye Taylor will engage in business under the fictitious name ALL ABOUT YOU MOBILE DETAILING,

with a physical address 1605 3rd St N.W Winter Haven, FL 33881, with a mailing address 1605 3rd St N.W Winter Haven, FL 33881, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
December 22, 2023 23-01809K

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 Tourism Groupies located at 681 Hatchwood Dr in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of December, 2023.
Gaylon Parks, Jr.
December 22, 2023 23-01792K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that Manuel Guillermo Giron Ton will engage in business under the fictitious name SHANTI SURF CAMP, with a physical address 1100 Oakbridge Parkway, 76 Lakeland, Florida 33803, with a mailing address 5104 Finnhorse Dr Grand Prairie, TX 75052, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
December 22, 2023 23-01818K

FIRST INSERTION

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

CASE NO. 2019CA001736000000 WELLS FARGO BANK, N.A., AS TRUSTEE FOR CARRINGTON MORTGAGE LOAN TRUST, SERIES 2007-RFC1, ASSET-BACKED PASS-THROUGH CERTIFICATES, Plaintiff, vs. ANNETTE REYES BURNSSED; RICKIE H BURNSSED; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order amending Final Judgment and Rescheduling Foreclosure Sale filed November 21, 2023 and entered in Case No. 2019CA001736000000, of the Circuit Court of the 10th Judicial Circuit in and for POLK County, Florida, wherein Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates is Plaintiff and ANNETTE REYES BURNSSED; RICKIE H BURNSSED; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.

REALFORECLOSE.COM at 10:00 A.M., on January 5, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 61, BLOCK C, WELLINGTON PHASE II, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. This notice is provided pursuant to Administrative Order No.1-21.5.

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 14th day of December 2023.

Marc Granger, Esq. Bar No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00892 CMS V6.20190626 December 22, 29, 2023 23-01788K

FIRST INSERTION

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS MEETING AND NOTICE OF AUDIT COMMITTEE MEETING

The Audit Review Committee and the Board of Supervisors ("Board") for the City Center Community Development District ("District") will hold an audit review committee meeting and a regular Board meeting on January 9, 2024, at 1:00 p.m. at the Holiday Inn Express & Suites Orlando South-Davenport, located at 4050 Hotel Drive, Davenport, Florida 33897. At the meeting, the Audit Review Committee will review, discuss and establish the minimum qualifications and evaluation criteria that the District will use to solicit audit services relating to the District's Fiscal Year ended September 30, 2023 audit. A regular Board meeting of the District will also be held at that time, where the Board may consider any other business that may properly come before it.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International Parkway, Suite 208, Lake Mary, Florida 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (321) 263-0132 extension 193, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any action or decision taken by the Board with respect to any matter considered at the meetings is advised that they will need a record of the proceedings and that accordingly, they may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David McInnes District Manager {00081826.DOC/} 4863-1433-8448, v.1 December 22, 2023 23-01803K

FIRST INSERTION

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

CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL.; , et al. Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated December 14, 2023, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m.,

on the 19TH day of JANUARY, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 19th day of December, 2023.

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ J. Anthony Van Ness /s/ Anthony Van Ness, Esq. Bar Number: 391832 Email: TVanness@vanlawfl.com PHH4842-17/sap December 22, 29, 2023 23-01813K

FIRST INSERTION

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

CASE NO.: 2023CA-004449-0000-00

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. TERRY MCLENDON; FLORIDA DEPARTMENT OF REVENUE; FLORIDA HOUSING FINANCE CORPORATION; POLK COUNTY, FLORIDA, CLERK OF COURT; UNITED STATES OF AMERICA, ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; LATASHA MCLENDON A/K/A LATASHA NICOLE BROOME; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 2nd day of February 2024, the following described property as set forth in said Final Judgment, to wit:

THE NORTH HALF (N 1/2) OF LOT 23 AND ALL OF LOT 24, LAKE SHIPP HEIGHTS UNIT NO. 4, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 100

HIGH ST, WINTER HAVEN, FL 33880

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

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

Dated this 18 day of December 2023. By: /s/ Pratik Patel Pratik Patel, Esq. Bar Number: 98057

Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 23-00948 December 22, 29, 2023 23-01805K

FIRST INSERTION

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

CASE NO. 2022CA002130000000

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E BOYD, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 22, 2023, and entered in 2022CA002130000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT BOYD A/K/A ROBERT E. BOYD; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DAVID BOYD, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN BOYD, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SYLVIA ROE, DECEASED; RONALD E. BOYD, JR; WILLIAM C. BOYD; JOSEPH A. BOYD; DONALD E. BOYD; MARIAN MELOTT; JO ANN PRINKEY; MARGARET HOLLER; SUE BOYD;

DAVID BOYD; MELINDA JACOBS; ROSELYN CAYSON; WESTLEY ROE; TIMOTHY ROE; BRANDON ROE; ERIC ROE; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 09, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 5, BLOCK 29, AUBURNDALE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 13, PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 610 OAK ST, AUBURNDALE, FL 33823

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 17 day of December, 2023. By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 22-030071 - NaC December 22, 29, 2023 23-01808K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2022CA001326000000 AMERIHOM MORTGAGE COMPANY, LLC; Plaintiff, vs. GEORGE BRINKLEY A/K/A GEORGE E. BRINKLEY, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to cancel and Reschedule Foreclosure Sale dated November 14, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com, on January 16, 2024, the following described property:

Lot 14, Block 2, LAKE BONNY HEIGHTS, according to the plat thereof, as recorded in Plat Book 35, Page 24, Public Records of Polk County, Florida. Property Address: 2175 MONTICELLO AVE, LAKELAND, FL

33801 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 22-01881 / CASE NO.: 2022CA001326000000 December 22, 29, 2023 23-01815K

FIRST 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. 2022CA003350000000

NATIONSTAR MORTGAGE LLC, Plaintiff, vs. ELSON CRUZ NIEVES, et al., Defendant.

To: GRISEL CATALAN 2367 PECOS LN, POINCIANA, FL 34759

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 1, BLOCK 3115, POINCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-

styled Court on or before January 18, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court this 12 day of December, 2023.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Asuncion Nieves Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-07384FL December 22, 29, 2023 23-01785K

FIRST INSERTION

NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTEERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") will be held on Friday, January 5, 2024, at 10:00 a.m. at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www.solterraresortcdd.org/ or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. At the meeting, staff or Board members may participate in the public hearing by speaker telephone.

District Manager December 22, 2023 23-01791K

FIRST INSERTION

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

Case No.: 532023CA005625000000

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, v. UNKNOWN HEIRS, CREDITORS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED; AGATHA DOMINGO A/K/A AGATHA LAURETTA DOMINGO; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; MV REALTY PBC, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant.

To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVEISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER HARDING, DECEASED (RESIDENCE UNKNOWN) AGATHA DOMINGO A/K/A AGATHA LAURETTA DOMINGO (LAST KNOWN ADDRESS) 401 DANUBE DRIVE KISSIMMEE, FL 34759 YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:

LOT 1, BLOCK 1149, POINCIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 19-28, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 401 Danube Dr., Kissimmee, FL 34759

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 01/19/2024, a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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 711.

WITNESS my hand and the seal of this Court this 13 day of December, 2023.

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 December 22, 29, 2023 23-01807K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF 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 Lamar 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 attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 22, 2023.

Personal Representative:

Janice King
1551 Old Hilton Road
Chaplin, SC 29036
Attorney for Personal Representative:
Carol J. Wallace
Attorney for Personal Representative
Florida Bar Number: 71059
Elder Law Firm of Clements & Wallace PL
310 East Main Street
Lakeland, FL 33801
Telephone: (863) 687-2287
Fax: (863) 682-7385
E-Mail: cw Wallace@mclements.com
Secondary E-Mail:
cross@mclements.com
December 22, 29, 2023 23-01782K

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-4516 IN RE: ESTATE OF JOHN EDWARD GYNNIP, Deceased SSN: XXX-XX-2386

The administration of the estate of JOHN EDWARD GYNNIP, deceased, whose date of death was May 18, 2023, and whose Social Security Number is XXX-XX-2386, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

The date of the first publication of this notice is the 22nd day of December, 2023.

Signed on this 19th day of December, 2023.

Personal Representative:

Nathan Gynnip
830 W. Beacon Rd., Apt.#9
Lakeland, FL 33803
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 22, 29, 2023 23-01812K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA00113000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, SOLELY AS TRUSTEE FOR HARBORVIEW MORTGAGE LOAN TRUST MORTGAGE LOAN PASS-THROUGH CERTIFICATES, SERIES 2006-14, Plaintiff, VS.

DONNA M. PURNELL A/K/A DONNA PURNELL; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES,; JEANIA RILEY; NATHAN PURNELL; VEDA PURNELL; DONNA M. PURNELL A/K/A DONNA PURNELL AS PERSONAL REPRESENTATIVE OF THE; SOLIVITA COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS Defendant(s).

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

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

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on January 26, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 245 SOLIVITA PHASE 7A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, AT PAGES 20-31, OF THE PUBLIC 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 13 day of December, 2023. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2023.12.13 14:46:18-05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1221-5738B December 22, 29, 2023 23-01783K

FIRST INSERTION

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

2023-CC-006467-0000-00 BRIDGECREST CREDIT COMPANY, AS AGENT AND SERVICER FOR CARVANA, LLC, Plaintiff, v. DEVIN LANANE BLANTON, Defendants.

To the following Defendant(s): DEVIN LANANE BLANTON (Last Known Address: 269 Meadowbrook Blvd., Winter Haven, FL 33881)

YOU ARE NOTIFIED that an action for breach of contract and to recover personal property, the:

2019 DODGE DURANGO SPORT UTILITY WITH VIN1C4RDJAGOKC500737 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti| Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before January 18, 2024, a date which is within thirty to sixty days after the first publication of this Notice in the Business Observer and file the original

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

This notice is provided pursuant to Administrative Order No. 2010-08.

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

WITNESS my hand and the seal of this Court this 12 day of Dec., 2023.

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

Ghidotti| Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 December 22, 29, 2023 23-01786K

FIRST INSERTION

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

CASE NO. 2020CA000153000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

SHERRICK LYNELL FORRESTER A/K/A SHERRICK FORRESTER A/K/A SHERRICK L. FORRESTER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 06, 2022 in Civil Case No. 2020CA000153000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and Sherrick Lynell Forrester a/k/a Sherrick Forrester a/k/a Sherrick L. Forrester, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of January, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 21, SOLIS GARDENS, according to the Plat or Map thereof, as recorded in Plat Book 163, pages 17, 18, 19 and 20, Public Records of Polk County, FL

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

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

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mcalla.com Fla. Bar No.: 146803 23-06647FL December 22, 29, 2023 23-01780K

FIRST INSERTION

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

53-2022-CA-004344-0000-00 SILVERLEAF RESORTS, LLC Plaintiff, vs. BURRAGE ET AL., Defendant(s).

Notice is hereby given that on 1/16/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:

An undivided interest as tenant-in-common as defined below in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Count I ROBERT BURRAGE Interest 1.923%, Use Period No./ Unit No. 45/0109, Building 1 , Count II JOSE TITO AGUILAR A/K/A JOSE T. AGUILAR and SILVIA MARTINEZ AGUILAR Interest 1.923%, Use Period No./ Suite No. 18/0002, Building A , Count III JENYCE B CALDWELL A/K/A JENYCE BOND CALDWELL Interest 1.923%, Use Period No./ Unit No. 14/0013, Building B , Count IX DENNIS W. OXEL-GREN AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF DENNIS W. OXEL-GREN Interest 1.923%, Use Period No./Unit No. 14/0101, 16/0066, Building 1 , Count X WILLIAM L. RHEA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM L. RHEA Interest 1.923%, Use Period No./ Unit No. 46/0034, Building E , Count XI KENNETH DWAYNE TAYLOR A/K/A KENNETH TAYLOR and ROSALIND TAYLOR Interest 1.923%, Use Period No./ Unit No. 12/0028, 49/0047, Building D The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-004344-0000-00.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

If you are a person with a disability who needs 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 December 18, 2023 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com December 22, 29, 2023 23-01806K

ANTS OF DENNIS W. OXEL-GREN Interest 1.923%, Use Period No./Unit No. 14/0101, 16/0066, Building 1 , Count X WILLIAM L. RHEA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF WILLIAM L. RHEA Interest 1.923%, Use Period No./ Unit No. 46/0034, Building E , Count XI KENNETH DWAYNE TAYLOR A/K/A KENNETH TAYLOR and ROSALIND TAYLOR Interest 1.923%, Use Period No./ Unit No. 12/0028, 49/0047, Building D The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2022-CA-004344-0000-00.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 1 year after the sale.

If you are a person with a disability who needs 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 December 18, 2023 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com December 22, 29, 2023 23-01806K

Notice is hereby given that ALTA DAVENPORT, LLC, OWNER, desiring to engage in business under the fictitious name of JC STUDIO located at 1430 S COMBEE RD, LAKELAND, FLORIDA 33801 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. December 22, 2023 23-01814K

Notice is hereby given that ALTA DAVENPORT, LLC, OWNER, desiring to engage in business under the fictitious name of ALTA CITRON located at 3020 BASE BOULEVARD, DAVENPORT, FLORIDA 33837 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. December 22, 2023 23-01797K

FIRST INSERTION

Notice is hereby given that COMBEE INSULATION OF FLORIDA, LLC, OWNER, desiring to engage in business under the fictitious name of AIR TIGHT DIAGNOSTIC located at 3802 N COMBEE RD, LAKELAND, FLORIDA 33805 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 22, 2023 23-01799K

FIRST INSERTION

Notice is hereby given that COMBEE INSULATION OF FLORIDA, LLC, OWNER, desiring to engage in business under the fictitious name of COMBEE INSULATION located at 3802 N COMBEE RD, LAKELAND, FLORIDA 33805 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 22, 2023 23-01796K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BLUE PENCIL DIGITALS : Located at 5080 Apex Cir Apt 109 : Polk County in the City of Davenport : Florida, 33837-0002 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Davenport Florida, this December day of 15, 2023 SJL DIGITAL VENTURES LLC December 22, 2023 23-01793K

FIRST INSERTION

Notice is hereby given that DONALD W MOORE, OWNER, desiring to engage in business under the fictitious name of DONWARRENSOLUTIONS located at 145 DINNER LAKE AVE, LAKE WALES, FLORIDA 33859 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. December 22, 2023 23-01810K

FIRST INSERTION

Notice is hereby given that COMBEE INSULATION OF FLORIDA, LLC, OWNER, desiring to engage in business under the fictitious name of COMBEE FOAM PRODUCTS located at 3802 N COMBEE RD, LAKELAND, FLORIDA 33805 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. December 22, 2023 23-01798K

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878

OFFICIAL COURTHOUSE WEBSITES

1234

- MANATEE COUNTY**
manateeclerk.com
- SARASOTA COUNTY**
sarasotaclerk.com
- CHARLOTTE COUNTY**
charlotteclerk.com
- LEE COUNTY**
leeclerk.org
- COLLIER COUNTY**
collierclerk.com
- HILLSBOROUGH COUNTY**
hillsclerk.com
- PASCO COUNTY**
pascoclerk.com
- PINELLAS COUNTY**
pinellasclerk.org
- POLK COUNTY**
polkcountyclerk.net
- ORANGE COUNTY**
myorangeclerk.com

LV20890_V5

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-006411
Division 07

NEXBANK
Plaintiff, vs.
**UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS AND
TRUSTEES OF ANNA WILLEY
A/K/A ANNA MAY WILLEY,
DECEASED, TAMARA KIRKMAN
A/K/A TAMARA LYNN KIRKMAN
A/K/A TAMARA L. KIRKMAN, AS
KNOWN HEIR OF ANNA WILLEY
A/K/A ANNA MAY WILLEY,
DECEASED, et al.**

Defendants.
TO: UNKNOWN SPOUSE OF TAMARA KIRKMAN A/K/A TAMARA LYNN KIRKMAN A/K/A TAMARA L. KIRKMAN
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
1300 OLD STOKES RD
FROSTPROOF, FL 33843

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

LOT 58 OF OAK RIDGE ESTATES, PHASE IX, UNIT 2, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 15, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
commonly known as 1300 OLD STOKES RD, FROSTPROOF, FL 33843 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
(COURT SEAL)
By: /s/ Ascencion Nieves
Deputy Clerk

Jennifer M. Scott
of Kass Shuler, P.A.,
plaintiff's attorney,
P.O. Box 800,
Tampa, Florida 33601,
(813) 229-0900
298100/2322283/wlp
December 22, 29, 2023 23-01804K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY FLORIDA
CASE NO.:
532023CA005338000000
FEDERAL HOME LOAN
MORTGAGE CORPORATION, AS
TRUSTEE FOR THE BENEFIT OF
THE FREDDIE MAC SEASONED
CREDIT RISK TRANSFER TRUST,
SERIES 2022-1,
Plaintiff, v.

LISA MENEELY A/K/A LISA M. MENEELY; CITY OF LAKE WALES; MV REALTY PBC, LLC; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1,
Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated December 5, 2023 entered in Civil Case No. 532023CA005338000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2022-1, Plaintiff and LISA MENEELY A/K/A LISA M. MENEELY; CITY OF LAKE WALES; MV REALTY PBC, LLC; UNKNOWN TENANT #1 N/K/A RICKY KELLY are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on January 19, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 16, GREENBRIAR -

PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 25, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 721 Greenbrough Dr, Lake Wales, Florida 33853

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

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: M22486-JMV
December 22, 29, 2023 23-01787K

FIRST 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.
2023CA006544000000
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.

MICHELLE R. SIMONS, et al.,
Defendant.

To the following Defendant(s):
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF DOROTHY S. SIMONS, WHETHER 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 183, SOLIVITA - PHASE IIIB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 36-39, 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 McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before

01/18/2024, a date which is within thirty (30) days after the first publication of this Notice in 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 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 appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of this Court this 12th day of December, 2023
Stacy M. Butterfield
Clerk of the Court
(SEAL) By /s/ Kenleigh Mathis
As Deputy Clerk

Submitted by:
MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street,
Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Email: AccountsPayable@mccalla.com
23-0774FL
December 22, 29, 2023 23-01784K

SECOND 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, VIN: PH06586A, TITLE NO.: 0022694845, and VIN: PH06586B, TITLE NO.: 0022694846 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 15, 22, 2023 23-01743K

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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 33843.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
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

SECOND 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 County, 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's attorney are set forth below.

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

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

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.

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

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

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

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

The date of first publication of this notice is 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

SUBSEQUENT INSERTIONS

SECOND 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, TITLE NO.: 0040296160 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 15, 22, 2023 23-01744K

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of 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 therein and 2005 BUIC AUTO, VIN: 5GADSL3S152102371, TITLE NO.: 0094046496 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 15, 22, 2023 23-01747K

SECOND INSERTION

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

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

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

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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 indicated below.

If you have been served with a copy of this notice and you have any claim or demand against the decedent's estate, even if that claim is unmatured, contingent or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

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

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

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

The date of first publication of this notice is 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

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
December 15, 22, 2023 23-01745K

CLAIM FILED TWO (2) YEARS OF MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

THE DATE OF FIRST PUBLICATION 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@jrkaw.com
SPN 0024319 BAR 343528
Attorney for Petitioner
Personal Representative
December 15, 22, 2023 23-01752K

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 Doris 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 attorney are set forth below.

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

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

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

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

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

Personal Representative:
Maritza Vargas
10020 Montego Bay Drive
Cutler Bay, Florida 33189

Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
December 15, 22, 2023 23-01763K

SECOND INSERTION

NOTICE OF SALE
Prepared by and returned to:
Jerry E. Aron, P.A.

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

Owner Name

Address
Week/Unit/Interest/Building
TRAVIS HUNT and MADELYN HUNT
17930 SANTEE LN, WASHINGTON, TX 77880
27/0065, Unit Type N/A, Contract # M92923859, 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 property:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046,

Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration")), with the exclusive right to occupy the Unit during the Use 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
HUNT/HUNT 2019169932
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,

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 23-01754K

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

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

DATED 12/12/23
McCabe, Weisberg & Conway, LLC
By: Craig Stein, Esq.
FL Bar No. 0120464

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400

Email: FLpleadings@mwc-law.com
PUBLISH: Business Observer
December 15, 22, 2023 23-01772K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO 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, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-RS4, Plaintiff, vs.

THELMA L. MCCANN A/K/A T. MCCANN A/K/A T. L. MCCANN; UNKNOWN SPOUSE OF THELMA L. MCCANN A/K/A THELMA MCCANN A/K/A T. L. MCCANN A/K/A T. MCCANN; CITY OF LAKE LAND, FLORIDA, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated December 7, 2023, and entered in Case No. 2023CA005418000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA

THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET 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; UNKNOWN SPOUSE OF THELMA L. MCCANN A/K/A THELMA MCCANN A/K/A T. L. MCCANN A/K/A T. L. MCCANN; CITY OF LAKE LAND, 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 following described property as set forth in said Final Judgment, to wit:

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 THEREOF, AND LESS THE NORTH 14 FEET THEREOF, AS SHOWN IN THE DEED TO CITY OF LAKE LAND IN OFFICIAL RECORDS BOOK 1639 PAGE 621.
Property Address: 1302 West 8th

SECOND INSERTION

NOTICE OF SALE

Prepared by and returned to:
Jerry E. Aron, P.A.

801 Northpoint Parkway #64
West Palm Beach, FL 33407
Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, 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 interests:

Owner Name

Address
Week/Unit
KAREN SHIFFLETT ALLEN and GEORGE COLEMAN ALLEN
19 HERITAGE WOODS PL,
ALLEN, TX 75002

14/0416, Unit Type AMBASSADOR, Contract # 6507553, Fractional Interest 1.923%

WENDY K ANTRES and CHRISTOPHER D FALLON
33 HICKORY POND DR,
PENFIELD, NY 14526

49/0408, Unit Type AMBASSADOR, Contract # 6538165, Fractional Interest 1.923%

THOMAS LEWIS COHOON and K LOUISE COHOON
902 PARK ST, GEORGETOWN,
IL 61846

52/0030, Unit Type PRESIDENT, Contract # 6805511, Fractional Interest 1.923%

JENNIFER MURPHY RODRIGUEZ and JIMMY RODRIGUEZ
857 HOLMGREEN RD, SAN ANTONIO, TX 78220 and 4211 REDSTONE DR, SAN ANTONIO, TX 78219

35/0004, Unit Type N/A, Contract # 93696640, Fractional Interest 1.923%

KAVIN DAVID OWINGS and HOLLY J OWINGS
804 W DAVIS ST, FAYETTE,

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 property:

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 interest 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 \$ 8.59
COHOON/COHOON// N/A, N/A, 2021076085 \$ 39,561.05 \$ 11.1

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

OWINGS/OWINGS// 9691,

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 23-01753K

SECOND 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, INC., 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 HOMEOWNERS 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 accordance 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 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 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

SECOND INSERTION

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, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the co-personal representatives and the co-personal representatives' attorney are set forth below.

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

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

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

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

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

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

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

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@straughtturner.com

Secondary E-Mail:
ahall@straughtturner.com
December 15, 22, 2023 23-01746K

SECOND INSERTION

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

PROBATE DIVISION
File No.: 532023CP0045990000XX
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 PATRICIA 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-

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 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 PERIODS SET FORTH IN THE FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

BARRED.

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

Person Giving Notice:
/s/ Shane Patrick Carroll
SHANE PATRICK CARROLL
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
Primary:
info@wilsonadvocacygroup.com
Secondary:
dvwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
December 15, 22, 2023 23-01776K

SECOND INSERTION

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 PERIODS SET FORTH IN THE FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE

DECEDENTS DATE OF DEATH IS BARRED.

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
Primary:
info@wilsonadvocacygroup.com
Secondary:
dvwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
December 15, 22, 2023 23-01777K

SECOND 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 INGLEUDE; 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 J. BEGLEY; DALE ROBERT; UNKNOWN SPOUSE OF DALE ROBERT; 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 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 that an action of foreclosure on the following property in Polk County, Florida:

LOT 34, OAK TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED 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: LOHGA10022756A AND LOHGA10022756B.

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-

cation

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

If you are a person with a disability who needs any accommodation in 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

FOURTH 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
 As Deputy Clerk

ALDRIDGE PITE, LLP,
 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

SECOND INSERTION

AMENDED NOTICE OF SALE PURSUANT 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,
v.
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 SHEPPARD, 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, Title #0070073929 located at 332 Jean

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

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

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

/s/ J. Matt Bobo
 J. Matt Bobo
 Florida Bar No. 0113526
 Grace E. DiMeo
 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 PROBATE DIVISION
File No.: 23CP-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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

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

SECOND 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

IN RE: 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL ACTION
CASE NO.: 53-2023-CA-005011
FINANCE OF AMERICA REVERSE LLC, Plaintiff,
vs.
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, 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-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 Housing 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-

closure:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF FLORIDA, COUNTY OF POLK, DESCRIBED AS FOLLOWS:
 LOT 2 OF LAHA-WA MANOR, UNIT NO. 1, AS SHOWN BY MAP OR PLAT THEREOF RECORDED 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, 2023.
 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
 CIVIL DIVISION:
CASE NO.:
2023CA005251000000

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-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. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 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.

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

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

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

Dated this 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 2.516
 eservice@decubaslewis.com
 23-00446
 December 15, 22, 2023 23-01750K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIVIL ACTION
CASE NO.: 53-2021-CA-002815
CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff,
vs.
JOHN SMITH, SR., et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 6, 2023, and entered in Case No. 53-2021-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 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 RECORDED IN PLAT BOOK 70, PAGES 26

AND 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 A/K/A 661 LAKE CAROLYN CIRCLE 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
 December 15, 22, 2023 23-01770K

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE No.:
2023CA006210000000

BRIDGETTE LORETTA WYNTER AND LINNEN JAMES WYNTER, SR., Plaintiff,
vs.
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 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

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, 2023.

Stacy 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
 23-01713K

THIRD 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-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 SUBDIVISION, of the Northeast ¼ 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.

AKA: HARTMAN RD, LAKE WALES, FL 33898
 Property ID Number: 28-29-05-936580-000081

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALLIA 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, 2023.

Stacy M. Butterfield
 (SEAL) Asuncion Nieves
 Clerk of Court, Polk County
 By: /s/ Natalia Ouellette-Grice
 Natalia Ouellette-Grice, Esq
 Florida Bar Number: 689905
 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
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,
DECEASED, et al.
Defendants.
TO: UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OF CYN-
THIA ARNETTA SANDERS, DE-
CEASED
CURRENT RESIDENCE UNKNOWN
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 RE-
CORDS 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 dem-
anded 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
trow, 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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2022-CA-002276
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff,
vs.
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 en-
tered in Case No. 53-2022-CA-002276
of the Circuit Court of the Tenth Ju-
dicial 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, Trust-
ees, or other Claimants claiming by,
through, under, or against, Wilhelmina
Hinds, deceased, Alberto Francisco Ri-
vera, Association of Poinciana Villages,
Inc., Florida Housing Finance Corpo-
ration, Poinciana Village Seven Asso-
ciation 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 Fore-

closure:
LOT 9, BLOCK 1000, POINCI-
ANA NEIGHBORHOOD 4 VIL-
LAGE 7, ACCORDING TO THE
PLAT THEREOF AS RECORDED
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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
trow, 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

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2023-CA-000504
U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff,
vs.
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 Cir-
cuit 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. Gon-
zalez, Florida Housing Finance Corpo-
ration, 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
described property as set forth in said
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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
trow, 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

FOURTH 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,
Plaintiff, vs.
ALEJO TRONCO DIAZ,
Defendant.
TO: ALEJO TRONCO DIAZ;
Whose last known residence(s) is/are:
211 144th Ave., Apt. 5, Madeira Beach,
FL 33708
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 there-
of 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 na-
ture 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 proceed-
ing 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)
300-1029, 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 dem-
anded 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 Ave-
nue, 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
711.
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

SECOND INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 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, BENEFI-
CIARIES, DEVISEES, GRANT-
EES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND ALL
OTHERS WHO MAY CLAIM AN INTEREST
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, grant-
ees, assignees, lienors, creditors, trust-
ees, and all parties claiming an interest
by, through, under or against the Defen-
dants, who are not known to be dead or
alive, and all parties having or claiming
to have any right, title or interest in the
property described in the mortgage be-
ing foreclosed herein.
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
LOT 5, BLOCK F, VALENCIA
HILLS SUBDIVISION, AC-
CORDING TO PLAT THERE-
OF AS RECORDED IN PLAT
BOOK 63, PAGE 34, PUBLIC
RECORDS OF POLK COUNTY,

FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel
for Plaintiff, whose address is 6409
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 dem-
anded in the complaint or petition
filed herein.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, 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 711.
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

SECOND 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,
Plaintiff, vs.
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, AC-
CORDING 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 writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plaintiff,
whose address is PO BOX 5026, CORAL
SPRINGS, FL 33310 on or before
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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint.
If you are a person with a disability
who needs 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 Ave-
nue, 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
711.
WITNESS my hand and the seal of
this Court this 11th day of December,
2023.
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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on
12/29/2023, at 10:30 a.m., the follow-
ing property will be sold at public auc-
tion 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 Don-
ald Eugene Steffens. Sale to be held at:
Foxwood Village, 4700 Foxwood Bou-
levard, Lakeland, Florida 33810, (863)
859-0277.
December 15, 22, 2023 23-01765K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on
12/29/2023, at 10:30 a.m., the fol-
lowing 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

SECOND 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 person-
al 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

SECOND 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.,
Defendant(s).
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 dam-
ages 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 Del-
ray 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 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
trow, 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
Ref# 6174
Dec. 15, 22, 29, 2023; Jan. 5, 2024
23-01759K

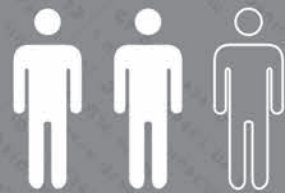
SECOND INSERTION

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,
Defendants.
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:
The above cause comes to be heard
upon the Complaint filed herein by
the Peace Crossing Community De-
velopment District in the County of
Polk, State of Florida, seeking to de-
termine the authority of said District
to issue its Peace Crossing Community
Development District Special Asses-
ment Revenue Bonds, (the "Bonds")
in an aggregate amount not to exceed
\$392,270,000, to determine the legiti-
macy of the proceedings had and taken
in connection therewith, and the legiti-
macy of the provisions, covenants and agree-
ments 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 Com-
plaint; (b) the proceedings essential to
the Bonds and all series thereof when
issued pursuant thereto, the Pledged
Revenues, including, without limita-
tion, the Special Assessments pledged
for the payment of the principal thereof,
redemption premium, if any, and inter-
est thereon, and the Bond Resolution
are valid and in conformity with law; (c)
upon due issuance of the Bonds in con-
formance with the Bond Resolution and
the Trust Indenture, the Bonds will con-
stitute 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 ap-
propriate.
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 Dis-
trict, 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 af-
fected 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 Bran-
don J. Rafool, via Virtual Courtroom
(Microsoft Teams - information be-
low), 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 there-
fore, and other matters set forth in said
Complaint, should not be validated as
prayed for in said Complaint. The par-
ties and public may access the hearing
via their computer at https:// www.
jud10.flcourts.org/virtual-courtroom-
links/polk-civil and selecting the Polk
Civil Division 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 pub-
lished in a newspaper published and of
general circulation in Polk County, be-
ing 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 Or-
der, 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 pro-
ceeding, and that this Court shall have
jurisdiction of them to the same extent
as if specifically and personally named
as defendants in said Complaint and
personally served with process in this
cause.
DONE AND ORDERED in Bartow,
Polk County, Florida on Friday, Novem-
ber 17, 2023.
Brandon Rafool, Judge
December 15, 22, 2023 23-01742K

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.



Why try to fix something that isn't broken?

2 OUT OF 3

U.S. adults read a newspaper in print or online during the week.



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