

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
File No 532023CP0018430000XX
Division Probate
IN RE: ESTATE OF
COMPTON IVOR STEPHEN
Deceased.

The administration of the estate of Compton Ivor Stephen, deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 19, 2024.

Personal Representative:

/s/ Malika Stephen
Malika Stephen

Attorney for Personal Representative:

/s/ Grant W. Kehres
Grant W. Kehres, Attorney
Florida Bar Number: 262811
GRANT W KEHRES PA
2000 Glades Rd., Suite 302
Boca Raton, FL 33431
Telephone: (561) 392-5200
Fax: (561) 392-6180
E-Mail: Grant@bocaclosings.com
Secondary E-Mail: None
January 19, 26, 2024 24-00097K

FIRST INSERTION

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

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

C54 Martha Crenshaw
M05 Steve Louis
C43 Stephen Mitton
C19 Lionell Gary
M15 Chris Grier
C02 Della Downing
A04 Kevin Figuera
Auction date: 02.27.2024
January 19, 26, 2024 24-00079K

FIRST INSERTION

Notice is hereby given that GUIMARAES VALVERDE TRANSPORTS LLC, OWNER, desiring to engage in business under the fictitious name of GV TRANSPORT located at 10000 KERSEY STREET, APT 10104, DAVENPORT, FLORIDA 33897 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
January 19, 2024 24-00093K

FIRST INSERTION

Notice is hereby given that OAK HARBOR - VENTURE II, LLC, OWNER, desiring to engage in business under the fictitious name of OAK HARBOR RV located at 300 OAK HARBOR CP, HAINES CITY, FLORIDA 33844 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.
January 19, 2024 24-00094K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532023CP0041190000XX
Division Sec 14
IN RE: ESTATE OF
RHONDA STOUT A/K/A
RHONDA KAE INGRAM
Deceased.

The administration of the estate of RHONDA STOUT a/k/a RHONDA KAE INGRAM, deceased, whose date of death was July 14, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 January 19, 2024.

Personal Representative:

MARK INGRAM
3750 Oxford Middletown Rd.
Trenton, OH 45067

Attorney for Personal Representative:

Natalia V. Bevilacqua
Attorney for Personal Representative
Florida Bar Number: 109896
Mailing Address:
2221 Justin Road, 119-411
Flower Mound, TX 75028
Telephone: (561) 877-1515
Fax: (561) 412-3908
E-Mail: natalia@bevilacqua.com
Secondary E-Mail: nvbesq@gmail.com
January 19, 26, 2024 24-00102K

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 K DAN Junk Removal located at 1080 26th St NW, in the County of Polk, in the City of Winter Haven, Florida 33881 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven, Florida, this 17th day of January, 2024.

GAUNTLET TRANSPORTATION
LLC
January 19, 2024 24-00108K

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 Wellspring Gardens located at 1810 Old Polk City Rd in the City of Lakeland, Polk County, FL 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of January, 2024.

Wellspring Gardens, Inc.
Donovan Baltich
January 19, 2024 24-00081K

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW PURSUANT TO
SECTION 865.09, FLORIDA
STATUTES

NOTICE IS HEREBY GIVEN that Stuart Macklin will engage in business under the fictitious name STUART MACKLIN, with a physical address 118 Captiva Drive Davenport, Florida 33896, with a mailing address 403 E Miller Ct Lake Geneva, WI 53147, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
January 19, 2024 24-00095K

FIRST INSERTION

NOTICE TO CREDITORS
(Formal Administration)
IN THE 10th JUDICIAL CIRCUIT
COURT IN AND FOR POLK
COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2023-CP-004758
IN RE: The Estate of
DARYL AUPPERLEE,
Deceased.

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

The administration of the estate of DARYL AUPPERLEE, deceased, whose date of death was April 14, 2023, and whose social security number is XXX-XX-5645, 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 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is January 19, 2024.

/s/ Nicole Stone NICOLE STONE,

As Personal Representative
Attorney and Personal Representative
Giving Notice:

/s/ Steven E. Gurian
STEVEN E. GURIAN, ESQ.,
Attorney for Personal Representative
EASY ESTATE PROBATE, PLLC
2601 South Bayside Drive, 18th Floor
Coconut Grove, Florida 33133
Tel: 1-833-973-3279
Fax: 1-833-927-3279
E-mail: SG@EasyEstateProbate.com
Florida Bar No. 101511
January 19, 26, 2024 24-00084K

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 CENTRAL WINDOW SALES : Located at PO Box 252 : Polk County in the City of Winter Haven : Florida, 33882-0252 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 January day of 17, 2024

RESIDENTIAL INVESTMENT
GROUP, INC
January 19, 2024 24-00106K

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW
Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of J & B Farms, located at 3225 Santa Fe Trail, in the City of Polk city, County of Polk, State of FL, 33868, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 of January, 2024.

Elizabeth Cuesta, Gerald Young
3225 Santa Fe Trail
Polk city, FL 33868
January 19, 2024 24-00085K

FIRST INSERTION

Notice is hereby given that WILLIAM ROBERT BUTLER, OWNER, desiring to engage in business under the fictitious name of MISSION COMPLETE located at 211 E MAIN ST, 325, LAKE-LAND, 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.
January 19, 2024 24-00080K

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection
Southwest District Office

Draft Air Permit No. 1050377-011-AC

Oldcastle APG South, Inc., Auburndale Dry Mix, Coastal Oldcastle Plant
Polk County, Florida

Applicant: The applicant for this project is Oldcastle APG South, Inc. The applicant's authorized representative and mailing address is: Sean Gaskin, VP of Operations, Oldcastle Coastal, 4630 Woodland Corporate Blvd., Tampa, Florida 33614.

Facility Location: Oldcastle APG South, Inc. operates the existing Auburndale Dry Mix, Coastal Oldcastle Plant, which is located in Polk County at 1511 1st Street West in Auburndale, Florida.

Project: This project is for the replacement of the burner and 36 flights in the facility's rotary sand dryer. This project will also increase the dry sand process rate from 60.0 to 80.0 ton/hour. The rotary sand dryer will have a maximum heat input rate of 30 MMBtu/hour and will be fired with On-spec Used Oil, or Natural Gas. Particulate matter emissions from the dryer are controlled by a baghouse control device.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp>.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the proposed Draft Permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the Draft Permit, the Permitting Authority shall revise the Draft Permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000, Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available in this proceeding.

January 19, 2024

24-00092K

FIRST INSERTION

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

532023CA000387000000
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, vs.

CHAD PALMER A/K/A CHAD
M. PALMER; LOANPAL, LLC;
UNKNOWN TENANT NO. 1;
UNKNOWN TENANT NO. 2;
and ALL UNKNOWN PARTIES
CLAIMING INTERESTS BY,
THROUGH, UNDER OR AGAINST
A NAMED DEFENDANT TO
THIS ACTION, OR HAVING OR
CLAIMING TO HAVE ANY RIGHT,
TITLE OR INTEREST IN THE
PROPERTY HEREIN DESCRIBED,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated October 31, 2023 and an Order Resetting Sale dated January 8, 2024 and entered in Case No. 532023CA000387000000 of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is Plaintiff and CHAD PALMER A/K/A CHAD M. PALMER; LOANPAL, LLC; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and

ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on March 8, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 1, AND THE NORTH 20 FEET OF LOT 4, BLOCK A, VINE PARK ADDITION TO FORT MEADE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 102, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH THE EAST 1/2 OF CLOSED ALLEY LYING ON THE WEST THEREOF.

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.

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

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 January 12, 2024.
By: /s/ Lisa Woodburn
Lisa A Woodburn
Florida Bar No.: 11003
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave.,
Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1496-190570 / BJB
January 19, 26, 2024 24-00089K

**PUBLISH YOUR
LEGAL NOTICE**

Call 941-906-9386

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**
1/2024 1/16

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2023CA004059000000
MIDFIRST BANK
Plaintiff, v.
FELIERE METELLUS A/K/A FELIERE A. METELLUS A/K/A FELIERE METELLUS; UNKNOWN SPOUSE OF FELIERE METELLUS A/K/A FELIERE A. METELLUS A/K/A FELIERE METELLUS; UNKNOWN TENANT 2; UNKNOWN TENANT 1; COVENTRY COVE PHASE II HOMEOWNERS ASSOCIATION, INC.; ARTANAS D. CROSSLEY; LILLIANA ZAMORA
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on January 05, 2024, 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 140, COVENTRY COVE PHASE II, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 a/k/a 924 SUMMER GLEN DRIVE, WINTER HAVEN, FL 33880-1917

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on February 19, 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 January, 2024.

eXL Legal, PLLC
 Designated Email Address:
 efling@exlegal.com
 12425 28th Street North,
 Suite 200
 St. Petersburg, FL 33716
 Telephone No. (727) 536-4911
 Attorney for the Plaintiff
 Isabel López Rivera
 FL Bar: 1015906
 1000007362
 January 19, 26, 2024 24-00091K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2023CA006528000000

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF CSMC 2021-RPLI TRUST,
Plaintiff, vs.

JEFFERY HENDERSON A/K/A JEFFERY L. HENDERSON; et al.,
Defendant(s).
 TO: Jeffery Henderson a/k/a Jeffery L. Henderson
 Last Known Residence: 5829 Daugherty Downs Loop Lakeland, FL 33809
 TO: Unknown Spouse of Jeffery Henderson a/k/a Jeffery L. Henderson
 Last Known Residence: 5829 Daugherty Downs Loop Lakeland, FL 33809

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK County, Florida:
 LOT 18, EMERALD POINTE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGE(S) 24, 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 ALDRIDGE

ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 02/12/2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 01/05, 2024.

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
 1012-3895B
 Ref# 6466
 January 19, 26, 2024 24-00088K

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. 2017CA001376000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
WILLIAM HALL A/K/A WILLIAM T HALL, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered October 04, 2017 in Civil Case No. 2017CA001376000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and William Hall a/k/a William T Hall, 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 13th day of February, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 104, W.J. CRAIGS RE-SUBDIVISION OF LOTS 22 to 28 inclusive of W.J. Howey Land Company Star Lake Subdivi-

sion, a subdivision according to the plat thereof recorded at Plat Book 10, Page 39, in the Public Records of Polk County, Florida, Less Road right-of-way

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@mccalla.com
 Fla. Bar No.: 146803
 23-06774FL
 January 19, 26, 2024 24-00099K

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-005869-0000-00
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
THRAPHON BARRIER; BELLA TOSCANA HOMEOWNERS ASSOCIATION, INC.; FLORIDA HOUSING FINANCE CORPORATION; JAMES HAY; 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 13 day of February 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 168, OF BELLA TOSCANA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE(S) 5 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 PROPERTY ADDRESS: 336 ALFANI ST, DAVENPORT, FL 33896

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 16 day of January 2024.

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
 23-02277
 January 19, 26, 2024 24-00104K

FIRST INSERTION

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

CASE NO.: 2022-CA-2361
LORE LENDING GROUP, INC.,
a Florida Corporation, LORE INVESTMENT - MISTY, LLC,
a Florida Limited Liability Company
Plaintiffs, vs.
DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL,
Individually, and UNKNOWN TENANT IN POSSESSION
Defendants

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered MAY 23, 2023 in Civil Case No. 2022-CA-002361 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment-Misty, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13TH day of FEBRUARY, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 8, Block 3, GROVE ES-

TATES SECOND ADDITION, according to the Map or Plat thereof, as recorded in Plat Book 63, Page 18, of the Public Records of Polk County, Florida. The Post Office address of the Property is: 201 Valencia Drive, Auburndale, Florida 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 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/ Mark A. Freeman, Esq./s/ MARK A. FREEMAN, ESQ.
 Florida Bar #0116398
 5323 Millenia Lakes Blvd., #300-352
 Orlando, Florida 32839
 (407) 230-5146 (telephone)
 (407) 915-4093 (facsimile)
 Email: mark@lorelegal.com,
 Attorney for Plaintiff
 January 19, 26, 2024 24-00077K

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE: 2022CC004770

WEST HAVEN HOMEOWNERS ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
MELINDA SHEEHAN, ET AL.
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 84, SANCTUARY AT WEST HAVEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE(S) 12 THROUGH 14, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 828 Kildrummy Drive, Davenport, FL 33896
 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on February 14, 2024

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE

PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
 By /s/ Brandon K Mullis
 BRANDON K. MULLIS, ESQ.
 Attorney for Plaintiff
 E-Mail:
 Service@MankinLawGroup.com
 2535 Landmark Drive, Suite 212
 Clearwater, FL 33761
 (727) 725-0559
 FBN: 23217
 January 19, 26, 2024 24-00100K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Believe4Love Designs, located at 4088 Lake Marianna Dr, in the City of Winter Haven, County of Polk, State of FL, 33881, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of January, 2024.

Marylyn Stephanie Lyon
 4088 Lake Marianna Dr
 Winter Haven, FL 33881
 January 19, 2024

24-00098K

FIRST INSERTION

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

CASE NO.: 53-2020-CA-000806
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,

vs.
COURTNEY CASSIE A/K/A COURTNEY LLOYD CASSIE A/K/A COURTNEY L. CASSIE, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated December 18, 2023, and entered in Case No. 53-2020-CA-000806 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Courtney Cassie a/k/a Courtney Lloyd Cassie a/k/a Courtney L. Cassie, Michele Keisha Ann Grant a/k/a Michele Grant, Florida Housing Finance Corporation, Country Chase of Central Florida Homeowners Association, Inc., State of Florida, Department of Revenue, Cindy A. Zellner, Polk County, Florida Clerk of the Circuit Court, Tiffini Griffin-Norton f/k/a Tiffini Griffin, Unknown Party#1, Unknown Party#2, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the February 1, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 52, COUNTRY CHASE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 130, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A/K/A 7810 COUNTRY CHASE AVE, LAKELAND, FL 33810

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

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

Dated this 12 day of January, 2024.

ALBERTELLI LAW
 P. O. Box 23028
 Tampa, FL 33623
 Tel: (813) 221-4743
 Fax: (813) 221-9171
 eService: servealaw@albertellilaw.com
 By: /s/ Justin Ritchie
 Florida Bar #106621
 Justin Ritchie, Esq.
 CT - 20-004142
 January 19, 26, 2024 24-00083K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
CASE No.

53 2023 CA 006952 000000
Mortgage Lenders Investment Trading Corporation, formerly known as R P Funding, Inc.
Plaintiff, vs.
Javier E. Gonzalez Santos a/k/a Javier E. Gonzalez a/k/a Javier Gonzalez; et al
Defendants.

TO: Unknown Spouse of Willie Lee Thomas

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

LOT 10, BLOCK 3, HIGHLAND PARK MANOR PLAT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE(S) 8, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309 File # 23-F02151
 January 19, 26, 2024 24-00096K

first date of publication on or before February 19, 2024, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

DATED on January 12, 2024.
 Stacy M. Butterfield
 As Clerk of the Court
 (SEAL) By: /s/ Asuncion Nieves
 As Deputy Clerk

Julie York, Esquire,
 Brock & Scott, PLLC,
 the Plaintiff's attorney,
 2001 NW 64th St,
 Suite 130,
 Ft. Lauderdale, FL 33309
 File # 23-F02151
 January 19, 26, 2024 24-00096K

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL ACTION NO:
2023CA006233000000
Civil Division

IN RE:
COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
RICHARD A. ADAMS; UNKNOWN SPOUSE OF RICHARD A. ADAMS, et al,
Defendant(s),
TO: RICHARD A. ADAMS

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:

LOT 16, COUNTRY WALK OF WINTER HAVEN, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 167, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L.L., Attorney for COUNTRY WALK OF WINTER HAVEN HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk

of the above styled court on or before 02/23/2024, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper)

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 said court at POLK County, Florida on this 16 day of Jan., 2024.

STACY M. BUTTERFIELD
 As Clerk, Circuit Court
 POLK County, Florida
 (SEAL) By: /s/ Tamika Joiner
 As Deputy Clerk

Florida Community Law Group, P.L. Jared Block, Esq.
 P.O. Box 292965
 Davie, FL 33329-2965
 Phone: (954) 372-5298
 Fax: (866) 424-5348
 Email: Jared@fclg.com
 Fla Bar No.: 90297
 January 19, 26, 2024 24-00103K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of DAVID RONALD COREY and APRIL D. WALKER, will, on February 1, 2024, at 10:00 a.m., at 944 Reynolds Road, Lot #331, Lakeland, Polk County, Florida 33801; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1994 NOBI MOBILE HOME, VIN: N15194, TITLE NO.: 0067617687 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
 January 19, 26, 2024 24-00107K

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** and select the appropriate County name from the menu.

or email **legal@businessobserverfl.com**

Business Observer

FIRST INSERTION

CITY CENTER COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The City Center Community Development District ("District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District has an annual operating budget (not including debt service) for Fiscal Year 2024 of approximately \$463,213 for the General Fund. Additional information regarding the District and its infrastructure can be found in the District's Disclosure of Public Finance which is available at the offices of the District Manager. The final contract will require that, among other things, the audit for each fiscal year be completed no later than 270 days following the conclusion of the fiscal year.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 173, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager using the contact information listed below.

The District reserves the right to reject any and all proposals. Additionally, there is no express or implied obligation for the District to reimburse proposers for any expenses associated with the preparation and submission of the proposals in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneously with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Proposers must provide seven (7) copies of their proposal to the District Manager, c/o Vesta District Services located at 250 International Parkway Suite 208, Lake Mary, FL 32746 in an envelope marked on the outside "Auditing Services - City Center Community Development District." Proposals must be received by 2 p.m. on January 26, 2024, at the office of the District Manager. Please direct all questions regarding this Notice in writing to the District Manager, David McInnes at dmcinnes@vestapropertyservices.com, with e-mail copies to Tracy Robin at TRobin@srlegal.com.

City Center Community Development District
David McInnes, District Manager
January 19, 2024 24-00078K

FIRST INSERTION

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIVIL DIVISION

CASE NO. 2019CA003209000000 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff, vs. DEMETRIUS TORMEL BERRIEN SR; SHARONDA L. BERRIEN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA; TADLOCK ROOFING, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 14, 2023 and an Order Resetting Sale dated January 11, 2024 and entered in Case No. 2019CA003209000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and DEMETRIUS TORMEL BERRIEN SR; SHARONDA L. BERRIEN; STATE OF FLORIDA; CLERK OF THE CIRCUIT COURT OF POLK COUNTY, FLORIDA; TADLOCK ROOFING, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on February 15, 2024, the following described property as set forth in

said Order or Final Judgment, to-wit: THE WEST 1/2 OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA. SUBJECT TO RIGHT OF WAY FOR SHELL ROAD.

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.

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

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 January 16, 2024.
By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-179823 / SR4
January 19, 26, 2024 24-00105K

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 532023CC005606000000 ARCP1, LLC,

Plaintiff, vs. OMAR ZAYAS, et al., Defendants.

TO: OMAR ZAYAS
Whose last known residence(s) is: 300 Keswick Avenue, Davenport, FL 33897

3945 Lake Ned Villas Cir, Winter Haven, FL 33884
UNKNOWN SPOUSE OF OMAR ZAYAS

Whose last known residence(s) is: 300 Keswick Avenue, Davenport, FL 33897

3945 Lake Ned Villas Cir, Winter Haven, FL 33884
and 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 SPOUSE, HEIRS, HEIRS OF THE NAMED DEFENDANTS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is: Unknown

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to, within thirty (30) days of the first publication of this Notice, in the Business Observer, of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit:

LOT 55, PINES WEST - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 47, 48 AND 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PARCEL IDENTIFICATION NUMBER: 26-25-36-999970-000550
A/K/A 300 KESWICK AVE., DAVENPORT, FL 33897

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to, within thirty (30) days of the first publication of this Notice, in the Business Observer, 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 at Polk County this 20 day of December, 2023.

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

Damian G. Waldman, Esq.,
Law Offices of Damian G. Waldman, P.A.,
PO Box 5162,
Largo, FL 33779
telephone (727) 538-4160
facsimile (727) 240-4972
January 19, 26, 2024 24-00090K

FIRST INSERTION

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

CASE NO.: 2022-CA-2358 LORE LENDING GROUP, INC., a Florida Corporation, LORE INVESTMENT - MARK, LLC, a Florida Limited Liability Company ACL ENTERPRISES, LLC, a Florida Limited Liability Company, Plaintiff(s), vs. DIRECT SUCCESS INVESTMENTS, LLC a Florida Limited Liability Company, STEVEN CAMPBELL, Individually, and UNKNOWN TENANT IN POSSESSION Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered JULY 13, 2023 in Civil Case No. 2022-CA-2358 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Bartow, Florida, wherein Lore Lending Group, Inc, Lore Investment - Mark, LLC and ACL Enterprises, LLC are Plaintiffs and Direct Success Investments, LLC a Florida Limited Liability Company and Steven Campbell, Individually are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13TH day of FEBRUARY, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

S 120 FT OF E 170 FT LESS E 20 FT OF FOLL DESC: SW1/4 OF SE1/4 OF SW1/4 LESS E 305 FT & LESS N 514 FT & W 150.03 FT OF E 170.03 FT OF W

360.29 FT OF W1/2 OF NE1/4 OF NW1/4 OF SEC 7 T29 R27 LYING N OF LAKE FOX DR & LESS RD R/W & LESS W 75 FT OF S 120 FT OF E 170 FT OF FOLL: SW1/4 OF SE1/4 OF SW1/4 LESS E 305 FT & LESS N 514 FT & LESS W 75.02 FT OF E 170.03 FT OF W 360.29 FT OF W1/2 OF NE1/4 OF NW1/4 OF SEC 7 TSP 29S RNG 27E LYING N OF LAKE FOX DR. The post office address of the property is 35 S. Fox Lake Road, Winter Haven, FL 33884

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

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

ls/Mark A. Freeman, Esq./ls MARK A. FREEMAN, ESQ.
Florida Bar #0116398
5323 Millenia Lakes Blvd., #300-352
Orlando, Florida 32839
(407) 230-5146 (telephone)
(407)915-4093 (facsimile)
Email: mark@lorelegal.com,
Attorney for Plaintiff
January 19, 26, 2024 24-00076K

FIRST INSERTION

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

CASE NO. 2022CA-002363-0000-00 LORE LENDING GROUP INC, LORE INVESTMENT MISTY LLC, JOHN J. ROONEY CPA PA, ACL ENTERPRISES LLC Plaintiff(s), vs. DIRECT SUCCESS INVESTMENTS, LLC A FLORIDA LIMITED LIABILITY COMPANY, STEVEN CAMPBELL, INDIVIDUALLY, AND UNKNOWN TENANT IN POSSESSION Defendant(s).

Notice is hereby given that pursuant to a Final Judgment entered on FEBRUARY 23, 2023, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

PARCEL 302 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along= the West boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 550 feet for a Point of Beginning, thence South 0°45' East 10 feet, then North 89°45' East 35 feet; thence North 0°45' West 100 feet; then South 89°45' West 35 feet to the Point of Beginning. PARCEL 303 of Unrecorded Lake Pierce Retreats: Commence at the NW corner of Government Lot 1, in Section 8, Township 29 South, Range 28 East, and run South 0°45' East, along the West

boundary of said Government Lot 1, a distance of 2432.91 feet; thence North 89°45' East 585 feet for a Point of Beginning, thence South 0°45' East 100 Feet, then North 89°40' East 35 feet; thence North 0°45' West 100 feet; then South 89°45' West 35 feet to the Point of Beginning. The Post Office address of the Property is 2626 Shiner Drive, Lake Wales, Florida 33898

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 16TH day of FEBRUARY, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 12th day of January, 2024.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court (SEAL)
Drawer CC-12, P. O. Box 9000
Bartow, Florida 33831-9000
By /s/ Carolyn Mack
Deputy Clerk
January 19, 26, 2024 24-00101K

FIRST INSERTION

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

CASE No. 2023CA006360000000 CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHERRY D. GASKINS (DECEASED), ET AL DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF SHERRY D. GASKINS (DECEASED) RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS: 659 E Lake Avenue, Eagle Lake, FL 33839

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

TRACT #11: STARTING AT THE NORTHERNMOST CORNER OF TIER 6, BLOCK 6 OF ORIGINAL TOWN OF EAGLE LAKE, FLORIDA, AS RECORDED IN PLAT BOOK 1, PAGE 12 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN THENCE SOUTH 45 DEG. 00'0"0 EAST, A DISTANCE OF 247.71 FEET; THENCE SOUTH 45 DEG. 01'15" WEST, A DISTANCE OF 130 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 45 DEG. 01'15" WEST, A DISTANCE OF 130 FEET; THENCE SOUTH 45 DEG. 00'00" EAST, A DISTANCE OF 82.57 FEET;

THENCE NORTH 45 DEG. 01'15" EAST, A DISTANCE OF 130 FEET; THENCE NORTH 45 DEG. 00'00" WEST, A DISTANCE OF 82.57 FEET TO THE POINT OF BEGINNING.

has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 1515 South Federal Highway, Suite 100, Boca Raton, FL 33432, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before February 19, 2024 or immediately thereafter, otherwise a default 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.

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

Date: January 11, 2024

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

Tromberg, Morris & Poulin, PLLC,
attorneys for Plaintiff,
1515 South Federal Highway,
Suite 100,
Boca Raton, FL 33432
Our Case #: 23-001588/2023CA00636
0000000/CMS
January 19, 26, 2024 24-00082K

FIRST INSERTION

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

CASE NO.: 2023CA006318000000 ALLY BANK, Plaintiff, vs. ROPACTEL, LLC; ROMUNDA J. THOMPSON; et al., Defendant(s).

TO: Romunda J. Thompson
Last Known Residence: FL

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:

2020 Mercedes-Benz GLB Class, VIN WDC4M4GB9LW012325

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 01/25/2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default

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

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

Dated on December 19, 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
1693-105B
Ref# 6279
Jan. 19, 26; Feb. 2, 9, 2024
24-00087K

FIRST INSERTION

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

CASE NO.: 2023CA006336000000 ALLY BANK, Plaintiff, vs. TEAM APR, LLC; et al., Defendant(s).

TO: Bobby McClanahan
Last Known Residence: 425 Pinellas Rd. Winter Haven, FL 33884

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:

2022 Jeep Gladiator, VIN 1C6HJTAG4NL125657

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 02/12/2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default

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

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

Dated on 01/05, 2024.

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
1693-078B
Ref# 6468
Jan. 19, 26; Feb. 2, 9, 2024
24-00086K

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

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF ACTION
Count IX
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.

CASE NO.:
53-2023-CA-006229-0000-00
SILVERLEAF RESORTS, LLC.

Plaintiff, vs.

KILLINGSWORTH ET.AL.,

Defendant(s).

To: SHAWN SEAY

And all parties claiming interest by, through, under or against Defendant(s) SHAWN SEAY and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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. Interest 1.923%, Use Period

No./Unit No. 15/0010, Building B,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00058K

SECOND INSERTION

NOTICE OF ACTION
Count XIII
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.

CASE NO.:
53-2023-CA-006229-0000-00
SILVERLEAF RESORTS, LLC.

Plaintiff, vs.

KILLINGSWORTH ET.AL.,

Defendant(s).

To: JOSEPH L. WOODARD and AVARY JONES

And all parties claiming interest by, through, under or against Defendant(s) JOSEPH L. WOODARD and AVARY JONES and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%, Use Period No./Unit No. 50/0069, Building H,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00061K

SECOND INSERTION

NOTICE OF ACTION
Count XI
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.

CASE NO.:
53-2023-CA-006229-0000-00
SILVERLEAF RESORTS, LLC.

Plaintiff, vs.

KILLINGSWORTH ET.AL.,

Defendant(s).

To: MACK A. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MACK A. WILLIAMS AND PEARLIE WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PEARLIE WILLIAMS

And all parties claiming interest by, through, under or against Defendant(s) MACK A. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PEARLIE WILLIAMS and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%, Use Period No./Unit No. 26/0019, Building C,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00059K

SECOND INSERTION

Notice is hereby given that on dates below these vessels will be sold at public sale on the date listed below at 10AM for monies owed on vessel repair and storage cost pursuant to Florida Statutes 328.17

March 4, 2024

Sky Powersports of Lakeland Inc., 1700 Fairbanks St., Lakeland, FL
2020 YDV YVD30022L920 \$9004.00, Owner: Dustin Bagwell,
Lienholder: Synchrony Bank

January 12, 19, 2024

24-00026K

SECOND INSERTION

NOTICE OF ACTION
Count VIII
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.

CASE NO.:
53-2023-CA-006229-0000-00
SILVERLEAF RESORTS, LLC.

Plaintiff, vs.

KILLINGSWORTH ET.AL.,

Defendant(s).

To: JEFFREY RICHARDSON and TERRIE RICHARDSON

And all parties claiming interest by, through, under or against Defendant(s) JEFFREY RICHARDSON and TERRIE RICHARDSON and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%, Use Period No./Unit No. 3/0011, Building B,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00057K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO
F.S. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA IN AND
FOR POLK COUNTY

CIVIL ACTION
CASE NO. 2022-CA-001734
JAMES S. NUZZO, as agent for

MICHAEL W. BRAUN and SUSAN

C. BRAUN, as Joint Tenants with

Rights of Survivorship,

Plaintiff, vs.

DAVID M. CAVONNESS a/k/a

DAVID M. CAVINESS and VICKI

CAVINNESS f/k/a/ VICKI BADAMO;

JOHN DOE and JANE DOE,

Unknown parties in possession.

Defendant(s).

NOTICE IS GIVEN that pursuant to a Final Judgment of Foreclosure, dated December 27, 2023, in the above-styled cause, I will sell to the highest and best bidder for cash in an online sale at <http://www.polk.realforeclose.com> at 10:00 a.m. on the 31st day of January, 2024 the following described real property:

Lot 3, of the re-subdivision of Lot 52, Block 3, Country Club Estates, as per map or plat thereof, as recorded in Plat Book 10,

Page 31, of the Public Records of Polk County, Florida.

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

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

Dated this 2nd day of January, 2024.

DONNELLY LAW GROUP, PLLC

By: Sean V. Donnelly

Sean V. Donnelly, Esq.

Attorneys for Plaintiff

5401 W. Kennedy Blvd. Ste. 1030

Tampa, FL 33609

(813) 605-5543

Florida Bar No. 997810

January 12, 19, 2024 24-00024K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY
FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 2022-CA-004165

U.S. BANK TRUST NATIONAL

ASSOCIATION AS TRUSTEE OF

CABANA SERIES V TRUST,

Plaintiff, v.

MAYKEL SICILIA, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated December 7, 2023, and an Order Granting Plaintiff's Motion to Cancel and Reset Foreclosure Sale dated January 08, 2024, issued in and for Polk County, Florida, in Case No. 2022-CA-004165, wherein U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF CABANA SERIES V TRUST is the Plaintiff, and MAYKEL SICILIA and UNKNOWN SPOUSE OF MAYKEL SICILIA N/K/A ADRIANNA RODRIGUEZ are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 13, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 2, BLOCK A, OF SUNSHINE ESTATES, ACCORDING TO THE MAP OR PLAT

THEREOF AS RECORDED IN PLAT BOOK 41, PAGE 7, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2615 Sunshine Drive S, Lakeland, FL

33801

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

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

Dated: This 9th day of January, 2024.

Respectfully submitted,

HOWARD LAW

4755 Technology Way, Suite 104

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

Pleadings@HowardLaw.com

By: /s/ Matthew B. Klein

Matthew B. Klein, Esq.

Florida Bar No.: 73529

E-Mail: Matthew@HowardLaw.com

January 12, 19, 2024 24-00068K

SECOND INSERTION

NOTICE OF ACTION
Count III
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.

CASE NO.:
53-2023-CA-006229-0000-00
SILVERLEAF RESORTS, LLC.

Plaintiff, vs.

KILLINGSWORTH ET.AL.,

Defendant(s).

To: CHARLES ALLEN MILLER
And all parties claiming interest by, through, under or against Defendant(s) CHARLES ALLEN MILLER and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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. Interest 1.923%, Use Period

No./Unit No. 42/0022, Building C,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023

Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00056K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY
FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-000264

EQUITY TRUST COMPANY

CUSTODIAN FBO LISA DAGUE

IRA,

Plaintiff, v.

UNKNOWN HEIRS, SPOUSES,

BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES,

LIENORS, CREDITORS,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

IN THE ESTATE OF ALFRED J.

TATRO, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated December 22, 2023, issued in and for Polk County, Florida, in Case No. 2023-CA-000264, wherein EQUITY TRUST COMPANY CUSTODIAN FBO LISA DAGUE IRA is the Plaintiff, and UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ALFRED J. TATRO, PAUL JOSEPH TATRO A/K/A PAUL TATRO and POLO PARK HOME OWNER'S ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on February 05, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in

SECOND INSERTION

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

CIVIL DIVISION
Case #: 532023CA006303000000
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs. NARINE SUKLAL; VERNESA KOWLESSAR; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and UNKNOWN PERSONS IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s).

TO: NARINE SUKLAL
 Last Known Address
 111 HERRING LANE
 KISSIMMEE, FL 34759
 Current Residence is Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:

LOT 14, BLOCK 1050, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written

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

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 12/28, 2023.
 Default Date: 02/05/2024

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

Diaz Anselmo & Associates, P.A.,
 Plaintiff's attorneys,
 P.O. BOX 19519,
 Fort Lauderdale, FL 33318,
 (954) 564-0071,
 answers@dallegal.com
 7230-194580 /VP2
 January 12, 19, 2024 24-00029K

SECOND INSERTION

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

**CASE NO.: 2023CA004777000000
 FREEDOM MORTGAGE CORPORATION, PLAINTIFF, VS. MIGUEL E. D'ANGELO, ET AL., DEFENDANTS.**

TO: Miguel E. D'Angelo A/K/A Miguel D'Angelo
 Last Known Address:
 128 Hawthorne Way, Davenport, FL 33896
 Current Residence: UNKNOWN
 TO: Yvonne D'Angelo
 Last Known Address:
 128 Hawthorne Way, Davenport, FL 33896
 Current Residence: UNKNOWN
 TO: Unknown Spouse of Yvonne D'Angelo
 Last Known Address:
 128 Hawthorne Way, Davenport, FL 33896
 Current Residence: UNKNOWN

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

Lot 7, Tanglewood Preserve, according to the plat as recorded in Plat Book 163, Pages 31 through 35, of the Public Records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210

N. University Drive, Suite 900, Coral Springs, FL 33071, on or before February 5, 2024, within or before a date at least (30) days after the first publication of this Notice in The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint

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

WITNESS my hand and the seal of this Court this 29th day of December, 2023.

STACY M. BUTTERFIELD, CPA,
 CLERK OF CIRCUIT COURT
 Stacy M. Butterfield
 As Clerk of the Circuit Court
 (SEAL) By: /s/ Asuncion Nieves
 As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
 Attorney for Plaintiff,
 210 N. University Drive,
 Suite 900,
 Coral Springs, FL 33071
 January 12, 19, 2024 24-00031K

THIRD INSERTION

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

**CASE NO.: 2023CC007325000000
 ALLY BANK, Plaintiff, vs. DEMOJNE L. ROBINSON; et al., Defendant(s).**

TO: Demojne L. Robinson
 Last Known Residence: 1035 Baycrest Drive Lakeland FL 3805

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 Hyundai Sonata, VIN 5NPE34AF8JH630604
 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 January 29, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on DEC 21 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
 1693-125B
 Ref# 6310
 Jan. 5, 12, 19, 26, 2024 24-00021K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
**File No. 2023-CP-3787
 IN RE: ESTATE OF DANIELLE RENE BOLES, Deceased.**

The administration of the estate of DANIELLE RENE BOLES, deceased, whose date of death was April 27, 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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 12, 2024.

ROBERT D. HINES, ESQ.
 Personal Representative
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612

Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue,
 Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 jrivera@hnh-law.com
 January 12, 19, 2024 24-00065K

SECOND INSERTION

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

**CASE NO.: 2023CA004719000000
 WELLS FARGO BANK, N.A., Plaintiff, vs. MILDRED S. CRAWFORD, et al, Defendant(s).**

TO: MILDRED S. CRAWFORD
 Last Known Address:
 2653 Sundance Cir
 Mulberry, FL 33860
 Current Address: Unknown

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

LOT 68, SUNDANCE VILLAGE I PHASE TWO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGES 47 AND 48 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2653 SUNDANCE CIR
 MULBERRY FL 33860

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose

address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 4th day of January, 2024.

Default Date: February 12, 2024

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

Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 NL - 23-003883
 January 12, 19, 2024 24-00030K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
**Case No.: 2023CP0047130000XX
 Division: PROBATE
 IN RE: THE ESTATE OF THU HONG T. HUYNH a/k/a THU HONG HUYNH Deceased.**

The administration of the estate of Thu Hong T. Huynh, deceased, whose date of death was September 19, 2023, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is: 255 N. Broadway Avenue, Bartow, FL 33830-3912.

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

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

All other creditors of the decedent

and other persons having claims or 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 January 12, 2024.

**/s/ Hoang P Nguyen
 Hoang P Nguyen,
 Petitioner**

/s/ Julie E. Herring, Esq.
 Julie E. Herring, Esq.
 Attorney for Hoang P Nguyen
 Florida Bar Number: 1035443
 Patriot Legal Group
 871 Outer Road Suite B
 Orlando, FL 32814
 Telephone: (407) 737-7222
 Fax: (407) 720-8350
 E-Mail: julie@patriotlegal.com
 Secondary E-Mail:
 service@patriotlegal.com
 January 12, 19, 2024 24-00075K

SECOND INSERTION

NOTICE OF ACTION
 Count IX
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.

CASE NO.:
 53-2023-CA-006230-0000-00
SILVERLEAF RESORTS, LLC, Plaintiff, vs. CATHCART ET AL., Defendant(s).

TO: JOHN E. GRAY SR.
 And all parties claiming interest by, through, under or against Defendant(s) JOHN E. GRAY SR. and all parties having or claiming to have any right, title or interest in the property herein described:

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.
 Interest 1.923%%, Use Period

No./Unit No. 13/0070, Building H,

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

12/20/2023
 Default Date: 01/26/2024

(SEAL) Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 /s/ Kenleigh Mathis

Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway, Suite 64,
 West Palm Beach, Florida, 33407
 January 12, 19, 2024 24-00051K

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.:
 2023CA006021000000

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. EDWARD R. SHULTZ; AQUA FINANCE, INC.; POLK COUNTY, FLORIDA CLERK OF COURT; STATE OF FLORIDA; UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; NANCY LANG; UNKNOWN SPOUSE OF NANCY LANG; UNKNOWN SPOUSE OF EDWARD R. SHULTZ; 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 05 day of February, 2024, the following described property as set forth in said Final Judgment, to wit:

LAND BEING IN MAEBERT ON THE LAKE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 39, OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, DESCRIBED AS FOLLOWS:
 BEGIN 47 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 9, BLOCK 2, RUN EAST TO THE EAST LOT LINE, THENCE NORTH 84.38 FEET, THENCE RUN WEST

5746 FEET, THENCE SOUTH TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 896 N 9TH STREET, EAGLE LAKE, FL 33839

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 10 day of January 2024.

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
 ervice@decubaslewis.com
 23-02570
 January 12, 19, 2024 24-00074K

SECOND INSERTION

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

**CASE NO.: 23-CA-000147
 BEYONCA WEST AUGUSTIN and MARKEISHA SMITH, Plaintiffs, v. PATRICIA HAYES; THE UNKNOWN SPOUSE OF PATRICIA HAYES; GLORIA LUMPKIN; THE UNKNOWN SPOUSE OF GLORIA LUMPKIN; THE ESTATE OF ALBERT L. HAYES; JACOB HAYES; THE UNKNOWN SPOUSE OF JACOB HAYES; THE ESTATE OF LEO HAYES; THE ESTATE OF ETHEL MAY HAYES; and all unknown parties claiming by, through, under or against Defendants, whether living or not and whether said unknown parties claim as heirs, devisees, grantee, assignees, licensors, creditors, trustees, or in any other capacity claiming by, through, under or against the named Defendants, Defendants.**

YOU ARE HEREBY NOTIFIED that a quiet title action to the following properties in Polk County, Florida:
 The real property is commonly known and is legally described as:
 Address: 1301 Avenue L, Haines City, Florida 33844
 Parcel ID No.: 27-27-21-752500-001010
 Lot 1, Block A, of J.R. WADSWORTH'S SUBDIVISION, according to the map of plat thereof as recorded in Plat Book 8, Page 49, Public Records of Polk County, Florida.
 Address: Avenue L, Haines City, FL 33844
 Parcel ID No.: 27-27-21-752500-001020
 Lot 2, Block A, of J.R. WADSWORTH'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 8, Page 49, 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 Cheyenne Whitfield, Esq., attorney for Plaintiff, located at 10150 Highland Manor Dr, Suite 200, Tampa FL 33610, and file the original with the clerk of this court either before service on the Petitioner or immediately thereafter on Feb 12, 2024 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 1/05/2024

Stacy M. Butterfield, C.P.A.
 As Clerk of the Court
 (SEAL) By: /s/ Tamika Joiner
 As Deputy Clerk

Cheyenne Whitfield, Esq.,
 attorney for Plaintiff,
 10150 Highland Manor Dr,
 Suite 200,
 Tampa FL 33610
 January 12, 19, 2024 24-00023K

SECOND INSERTION

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

**CASE NO.: 2023-CA-005347
 BRIDGET BRIGHT, Plaintiff, vs. DENISE M. EGERTON, LEONARD E. EGERTON, JACQUELINE WILLIAMS, NATHANIEL EGERTON, AND THE ESTATE OF DEBRA A. JOHNSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEE, LIENORS, CREDITORS, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST DEBRA A. JOHNSON, Defendants.**

NOTICE is hereby given that a civil action commenced on July 19, 2023, and is now pending as case number 2023-CA-005347 in the Circuit Court in the State of Florida, County of Polk.
 The name of the unserved party to the action is:
 THE ESTATE OF DEBRA A. JOHNSON
 LAST KNOWN ADDRESSES
 17 Foss Road, Gardner, MA 01440
 72 Walnut Park Apt 1, Roxbury, Suffolk County, MA 02119
 and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Business Observer publication.
 Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Rod Martelo, Esq.,

whose address is 10853 Boyette Road, Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant 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.

WITNESS my hand and the seal of said court at Polk County, Florida on the 19 day of December, 2023.

default date: 01/25/2024
 STACY M. BUTTERFIELD, CPA
 AS CLERK OF THE COURT
 BY /s/ Kenleigh Mathis
 As Deputy Clerk

/s/ Rod Martelo
 Rod Martelo, Esq.
 Florida Bar No.: 1044957
 Law Offices of Stephen K. Hachey, P.A.
 10853 Boyette Rd
 Riverview FL 33569
 Phone: 813-549-0096
 E-service: rmartelo@hacheylawpa.com
 January 12, 19, 2024 24-00022K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2023-CP-004569-0000-XX
IN RE: ESTATE OF
JOHANNA B. HOHM
Deceased.

The administration of the estate of Johanna B. Hohm, deceased, whose date of death was September 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:**Mark G. Turner**

255 Magnolia Avenue SW

Winter Haven, Florida 33880

Attorney for Personal Representative:

Mark G. Turner, Esquire

Florida Bar Number: 794929

Straughn & Turner, P.A.

Post Office Box 2295

Winter Haven, Florida 33883-2295

Telephone: (863) 293-1184

Fax: (863) 293-3051

E-Mail: mturner@straughnturner.com

Secondary E-Mail:

ahall@straughnturner.com

January 12, 19, 2024 24-00038K

SECOND 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-4554**
IN RE: ESTATE OF
LOUELLA FAY SMITH,
Deceased.

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

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

All other creditors of the Decedent

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

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

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

The date of first publication of this notice: January 12, 2024.

Personal Representative**EVERETT ALAN SMITH**

1704 Wilshire Court

Lakeland, FL 33813

Attorney for Personal Representative

JOSE A. MORERA II, ESQUIRE

Florida Bar No.: 1019265

The Sanoba Law Firm

422 South Florida Avenue

Lakeland, FL 33801

Telephone: 863-683-5353

Facsimile: 863-683-2237

Email: joe@sanoba.com

January 12, 19, 2024 24-00045K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. **2023CP0033100000XX**
IN RE: ESTATE OF
ALBERTO FERNANDEZ MORA,
Deceased.

The administration of the estate of ALBERTO FERNANDEZ MORA, Deceased, whose date of death was March 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 January 12, 2024.

CARLOS FERNANDEZ,**Personal Representative**

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Citicentre, Suite P600

290 NW 165 Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email: Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

January 12, 19, 2024 24-00037K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA,
PROBATE DIVISION
FILE NO.:
532023CP0037900000XX
IN RE: ESTATE OF
RONALD MITCHELL RUMPEL,
Deceased.

The administration of the Estate of RONALD MITCHELL RUMPEL, deceased, File No.: 532023CP0037900000XX 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 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, including unmaturred, contingent or unliquidated claims, on whom a copy of this Notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is January 12, 2024.

SANDRA MOON,**as Personal Representative of the****Estate of Ronald Mitchell Rumpel,****deceased**

717 Bertina Lane

Traverse City, Michigan 49696

SORGINI & SORGINI, P.A.

ROBERT C. SORGINI

300 North Federal Highway

Lake Worth Beach, FL 33460

Email: bob@rcslawyers.com

Telephone: (561) 585-5000

Facsimile: (561) 533-9455

Florida Bar Number: 321321

January 12, 19, 2024 24-00034K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of
LEROY WILBER WEBB, if deceased
any unknown heirs or assigns, will, on
January 24, 2024, at 10:00 a.m., at
1024 Eagle Drive, Lot #1024, Winter
Haven, Polk County, Florida 33881;
be sold for cash to satisfy storage fees
in accordance with Florida Statutes,
Section 715.109:
2014 BUIC ENCLAVE, VIN:

5GAKRBKD6EJ153009, TITLE NO.: 0113290685 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
January 12, 19, 2024 24-00067K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Fresh Legal Perspective Pl, as Trustee Only Under July 17, 2022 Land Trust gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.105, 715.106, & 715.109 for the following vehicles on 01/26/2024 at 8:30AM at 226 S Hendry Ave, Fort Meade, FL 33841. Said Landlord reserves the right to accept or reject any and all bids.

1955 JEEP VIN# NCS69431 by Leland Charles Piester
1995 HMD VIN# NOVINO0008276357 by Leland Charles Piester
2005 JEEP VIN# 1J4HR48N55C587781 by Leland Charles Piester,
Etan Drew Dodd, & Kaylee Lynn Dodd
2007 HD VIN# 1HD1BW5127Y061198 by Leland Charles Piester
2021 DIMO VIN# 53NBE1227M1087317 by Leland Charles Piester,
Gary Ray Dodd II, & Clicklease LLC
2022 STTL VIN# 7HXS3FS22NP014111 by Leland Charles Piester,
Gary Ray Dodd II, & TCB Investment 1 LLC
January 12, 19, 2024 24-00066K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **532023CP0045750000XX**
IN RE: ESTATE OF
FLOYD ASHBY POPE JR.,
Deceased.

The administration of the estate of Floyd Ashby Pope Jr., deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:**Dorothy May Pope**

605 Bent Oak Loop

Davenport, Florida 33837

Attorney for Personal Representative:

MAUREEN A. ARAGO, Attorney

Florida Bar Number: 835821

Arago Law Firm, PLLC

230 E. Monument Ave.,

Suite A

Kissimmee, FL 34741

Telephone: (407) 344-1185

E-Mail: maureenarago@aragolaw.com

Secondary E-Mail:

colleen@aragolaw.com

January 12, 19, 2024 24-00036K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. **2023CP0025370000XX**
IN RE: ESTATE OF
JAMES H. SPINNEY
Deceased.

The administration of the estate of James H. Spinney, deceased, whose date of death was 1/26/2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 12, 2024.

Personal Representative:**Kathryn E. Susbauer**

2355 Laurel Avenue NE

Salem, OR 97301

Attorney for Personal Representative:

Bruce A. McDonald

Florida Bar No. 263311

McDonald Fleming

Attorneys for Personal Representative

Suite B, PMB # 137

707 E. Cervantes St.

Pensacola, FL 32501-3286

(850) 346-7926

bamcdonald@pensacolalaw.com

kweston@pensacolalaw.com

January 12, 19, 2024 24-00035K

SECOND INSERTION

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

CASE NO. **2022CA001899000000**
NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE**SERVICING,****Plaintiff,****vs.****BETTY KIGHT, et al.****Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 19, 2023, and entered in 2022CA001899000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and BETTY KIGHT; LONZIE KIGHT; ROCHE SURETY AND CASUALTY CO, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell at the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on January 31, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 3 AND 4, BLOCK 6, RAILROAD HEIGHTS, AN ADDITION TO POLK CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 520 2ND ST,
POLK CITY, FL 33868

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 8 day of January, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-033741 - GrS
January 12, 19, 2024 24-00072K

SECOND INSERTION

NOTICE OF PUBLIC SALE:

The following personal property of Richard E Cooper will on February 20, 2024 at 8:00 AM at 330 Brewer Rd, Lakeland, Polk County, FL 33813, be sold for cash to satisfy fees in accordance with Florida Statutes Section 715.109.

KIRK 1985 Mobile Home VIN - 14601382 TITLE - 50223061
Prepared by Tracy McDuffie, 1003 W Cleveland St, Tampa, FL 33606
January 12, 19, 2024 24-00073K

SECOND INSERTION

NOTICE OF SALE

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

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

C31 E. Dodson G13 R. Weinberg

Units will be listed on www.storageauctions.com

Auction ends on January 29, 2024 @ 11:00 AM or after

January 12, 19, 2024 24-00069K

SECOND INSERTION

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

CASE NO. **2023CA005156000000**
GUILD MORTGAGE COMPANY

LLC, Plaintiff, vs.**DYLAN L PATTON, et al.,****Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 07, 2023 in Civil Case No. 2023CA005156000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein GUILD MORTGAGE COMPANY LLC is Plaintiff and Dylan L. Patton, 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 5th day of February, 2024 at 10:00 AM on the following described property as set forth in said Summary Final

Judgment, to-wit:

LOT 29, RIDGE ACRES PHASE II UNIT II, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT

BOOK 137, PAGE(S) 3 AND 4, 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.

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

23-06203FL
January 12, 19, 2024 24-00064K

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SECOND INSERTION

NOTICE OF ACTION
Count XI
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
CATHCART ET.AL.,
Defendant(s).
To: JULIA HILLIARD and DARRYL WILFORD
And all parties claiming interest by, through, under or against Defendant(s) JULIA HILLIARD and DARRYL WILFORD and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%%, Use Period No./Unit No. 37/0070, Building H,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
12/20/2023
Default Date: 01/26/2024
(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00053K

SECOND INSERTION

NOTICE OF ACTION
Count XII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
CATHCART ET.AL.,
Defendant(s).
To: JOHN JENKINS and PAMELA JENKINS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA JENKINS
And all parties claiming interest by, through, under or against Defendant(s) JOHN JENKINS and PAMELA JENKINS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA JENKINS and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.
Interest 1.923%%, Use Period No./Unit No. 12/0015, Building B,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
12/20/2023
Default Date: 01/26/2024
(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00054K

SECOND INSERTION

NOTICE OF ACTION
Count I
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-006229-0000-00 SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
KILLINGSWORTH ET.AL.,
Defendant(s).
To: RICHARD S. KILLINGSWORTH and SUSAN APRIL KILLINGSWORTH
And all parties claiming interest by, through, under or against Defendant(s) RICHARD S. KILLINGSWORTH and SUSAN APRIL KILLINGSWORTH and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%%, Use Period No./Unit No. 1/0013, Building B,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
12/20/2023
Default Date: 01/26/2024
(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway,
Suite 64, West Palm Beach, Florida,
33407
January 12, 19, 2024 24-00055K

SECOND INSERTION

NOTICE OF ACTION
Count III
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
CATHCART ET.AL.,
Defendant(s).
To: GREGORI ARMSTRONG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GREGORI ARMSTRONG
And all parties claiming interest by, through, under or against Defendant(s) GREGORI ARMSTRONG AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF GREGORI ARMSTRONG
And all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.
Interest 1.923%%, Use Period No./Unit No. 10/0020, Building C,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
12/20/2023
Default Date: 01/26/2024
(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00049K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 2022CA003270000000 LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
EDGAR L. LIGHTSEY A/K/A EDGAR LIGHTSEY; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DECEASED; ET AL.,
Defendant(s).
TO: THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF GEORGE LINCOLN LIGHTSEY A/K/A GEORGE L. LIGHTSEY, DECEASED
RESIDENCES UNKNOWN
YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida:
LOT 3, HIGHLAND PARK PINES SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 119, PAGE 28, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
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 12/29/, 2023.
Default Date: February 5, 2024
Stacy M. Butterfield
Clerk of the Court
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk

Diaz Anselmo & Associates, P.A.,
Plaintiff's attorneys,
P.O. BOX 19519,
Fort Lauderdale, FL 33318,
(954) 564-0071,
answers@dallegal.com
1691-186688 / DP
January 12, 19, 2024 24-00039K

SECOND INSERTION

NOTICE OF ACTION
Count X
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
CATHCART ET.AL.,
Defendant(s).
To: KIM HAMPTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KIM HAMPTON
And all parties claiming interest by, through, under or against Defendant(s) KIM HAMPTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KIM HAMPTON and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.
Interest 1.923%%, Use Period No./Unit No. 49/0064, Building H,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
12/20/2023
Default Date: 01/26/2024
(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00052K

SECOND INSERTION

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY
CIVIL ACTION NO.:
2023CA006061000000
Civil Division
IN RE:
SERENO HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation,
Plaintiff, vs.
IAN C. DAVEY; UNKNOWN SPOUSE OF IAN C. DAVEY, et al,
Defendant(s),
TO: IAN C. DAVEY
YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:
LOT 59, OF SERENO PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGES 22-25, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for SERENO HOMEOWNERS ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before February 9, 2024 (or 30

days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.
This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper)
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 said court at POLK County, Florida on this 3rd day of January, 2024.
STACY M. BUTTERFIELD
As Clerk, Circuit Court
POLK County, Florida
(SEAL) By: /s/ Asuncion Nieves
As Deputy Clerk

Florida Community Law Group, P.L.
Jared Block, Esq.
P.O. Box 292965
Davie, FL 33329-2965
Phone: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
Fla Bar No.: 90297
January 12, 19, 2024 24-00032K

SECOND INSERTION

NOTICE OF ACTION
Count VIII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2023-CA-006230-0000-00 SILVERLEAF RESORTS, LLC.
Plaintiff, vs.
CATHCART ET.AL.,
Defendant(s).
To: LAWRENCE GARCIA and NORMALINDA GARCIA
And all parties claiming interest by, through, under or against Defendant(s) LAWRENCE GARCIA and NORMALINDA GARCIA and all parties having or claiming to have any right, title or interest in the property herein described:
YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, 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 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.

Interest 1.923%%, Use Period No./Unit No. 24/0014, Building B,
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
12/20/2023
Default Date: 01/26/2024
(SEAL) Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
/s/ Kenleigh Mathis

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 12, 19, 2024 24-00050K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.:
2023CA006583000000 GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST CLATHA MAE ZIMMEL, VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., THE VILLAS AT VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., UNKNOWN TENANT #1, UNKNOWN TENANT #2,
Defendants.
To: All Unknown Heirs, Creditors, Devisees, Beneficiaries, Grantees, Assignees, Lienors, Trustees, and all other parties claiming an interest by, through, under, or against Clatha Mae Zimmel
Last Known Address:
2331 Salzburg Loop
Winter Haven, Florida 33884
Current Address: 2331 Salzburg Loop
Winter Haven, Florida 33884
YOU ARE HEREBY NOTIFIED that an action has been instituted to foreclose a Mortgage covering the following real and personal property described as follows, to wit:
Lot 123, VIENNA SQUARE PHASE 1, according to the map or plat thereof as recorded in Plat Book 143, Page 36, Public Records of Polk County, Florida.
Property Address: 2331 Salzburg Loop, Winter Haven, Florida 33884.
Each Defendant is required to serve written defenses to the Complaint or

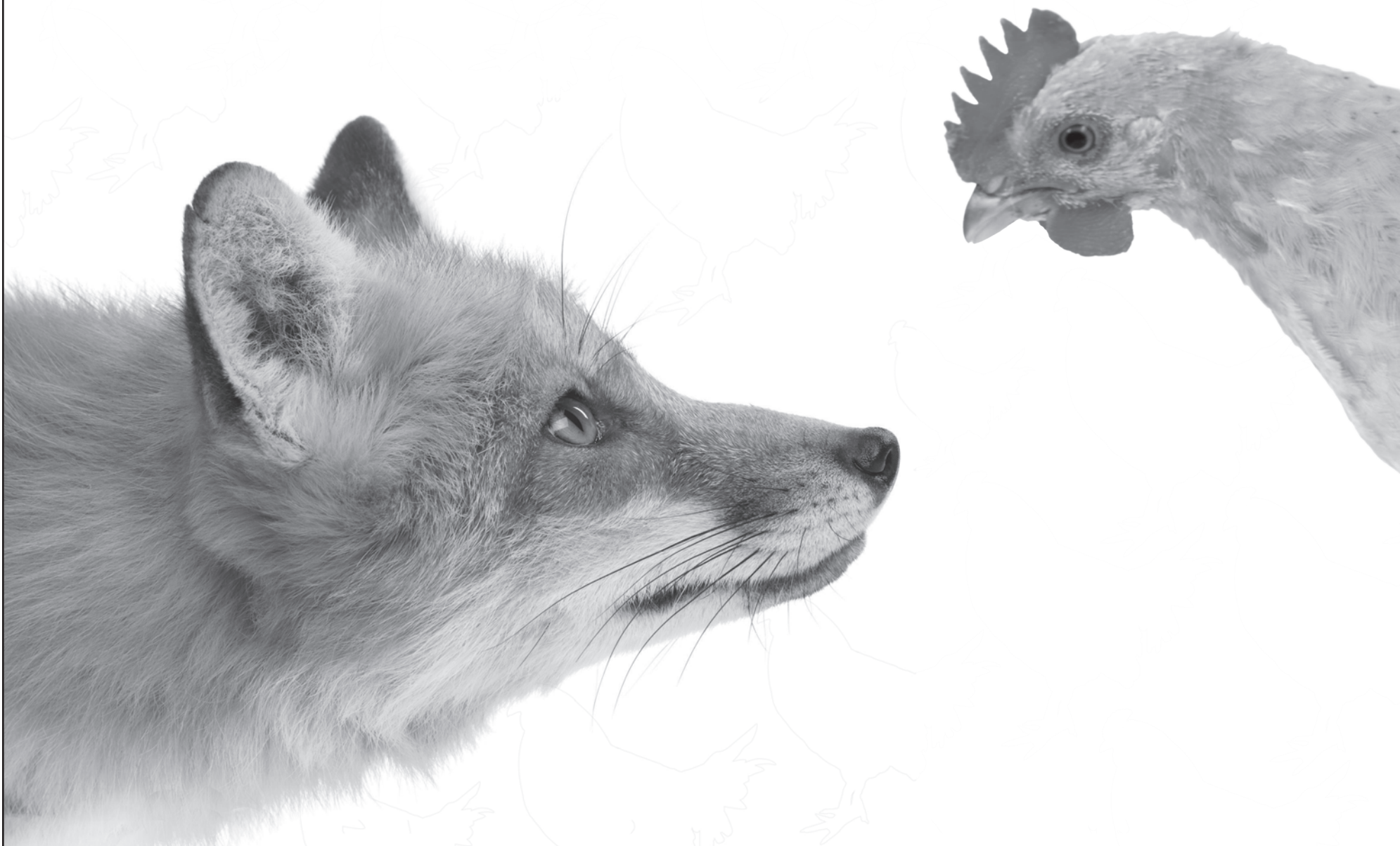
Petition on Gary M. Singer, Esq., Law Firm of Gary M. Singer, P.A., Plaintiff's attorney, whose address is 12 S.E. 7th Street, Ste. 820, Fort Lauderdale, FL 33301, and to file the original of the defenses with the Clerk of this Court, on or before the 30th day following the first publication of this notice January 29, 2024, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.
You may also e-mail the written defenses to the Complaint to the following e-mail addresses: service@garysingerlaw.com and/or singer@garysingerlaw.com.
This Notice should be published once a week for two consecutive weeks in the Business Observer.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said Court at Polk County, Florida, this 22 day of December, 2023.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By: /s/ Asuncion Nieves
Deputy Clerk

Respectfully Submitted,
LAW FIRM OF GARY M. SINGER, P.A.
12 SE 7th Street, Suite 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s/ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No.: 544906
January 12, 19, 2024 24-00033K

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

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

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



Keep Public Notices in Newspapers

