

## POLK COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

#### FIRST INSERTION

##### Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date May 3rd, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39389 2006 Lexus VIN#: JTHBH96S065033363 Lienor: Florida General Mechanic & Transmission Inc 2400 Avenue G NW Winter Haven 863-299-9394 Lien Amt \$4,880

39364 2004 Dodge VIN#: 1D4HD48K34F137041 Lienor: Lake Wales Chrysler Dodge Jeep Ram 21529 Hwy 27 Lake Wales 863-676-0733 Lien Amt \$3,279.86

April 12, 2024 24-00528K

#### FIRST INSERTION

##### NOTICE OF SALE

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

Personal property consisting of sofas, TVs, 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.

C25 R. Salgado  
G24 C. Watson  
G33 C. Watson  
J03 S. Futch  
J04 C. Mills  
J23 M. Slomba

Units will be listed on www.storage.auctions.com Auction ends on April 29, 2024 @ 11:00 AM or after  
April 12, 19, 2024 24-00530K

#### 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 Lochapopka, located at 657 Wood Ave, in the City of Frostproof, County of Polk, State of FL, 33843, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 2 of April, 2024.  
Sean Walker McCraw  
657 Wood Ave  
Frostproof, FL 33843  
April 12, 2024 24-00531K

#### 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 Autism Classroom Resources located at 3433 S Polk Ave, in the County of Polk, in the City of Lakeland, Florida 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 4th day of April, 2024.  
REEVE AUTISM CONSULTING, LLC  
April 12, 2024 24-00532K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Fred Leonard Schmeling will on the 29th day of April 2024, at 10:00 a.m., on property at 15 BB Street, Lakeland, Polk County, Florida 33801, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1965 ROYC Mobile Home  
VIN No.: F1124  
Title No. #: 7053539  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00533K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Randall L. Jones will on the 1st day of May 2024, at 11:00 a.m., on property at 13 DD Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1979 SHER Mobile Home  
VIN No.: 13002449A/B  
Title No. #: 16252303/16252302  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00534K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Roger Erfourth and Patricia Lynn Gruber will on the 1st day of May 2024, at 10:00 a.m., on property at 4 BB Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1964 SKYL Mobile Home  
VIN No.: F51X2603  
Title No. #: 1920949  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00535K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Joann M. Gonzalez and Robert J. Nowacki will on the 30th day of April 2024, at 11:00 a.m., on property at 13 AA Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1969 LAMP Mobile Home  
VIN No.: 8082  
Title No. #: 3412930  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00536K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Connie Louise Aquino will on the 30th day of April 2024, at 10:00 a.m., on property at 33 CC Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1972 DARI Mobile Home  
VIN No.: 260DE2KAF2664  
Title No. #: 4792917  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00537K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Wilma June Watson will on the 29th day of April 2024, at 11:00 a.m., on property at 20 CC Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1964 ROYC Mobile Home  
VIN No.: F842  
Title No. #: 1788512  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00538K

#### FIRST INSERTION

CitySwitch, LLC is proposing to construct a 165-foot overall height monopole telecommunications structure located off Diesel Road, Mulberry, Polk County, Florida (N27° 53' 34.9", W81° 58' 54.09"). CitySwitch, LLC invites comments from any interested party on the impact the proposed undertaking may have on any districts, sites, buildings, structures, or objects significant in American history, archaeology, engineering, or culture that are listed or determined eligible for listing in the National Register of Historic Places. Comments may be sent to Environmental Corporation of America, ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 108 during normal business hours. Comments must be received within 30 days of the date of this notice. 23-001722b/HJF  
April 12, 2024 24-00545K

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Lydia Smith Diaz will on the 2nd day of May 2024, at 10:00 a.m., on property at 20 BB Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1989 PALM Mobile Home  
VIN No.: PH092498A/B  
Title Nos. #: 60092722/48440573  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00560K

#### 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 Special Educator Academy located at 3433 S Polk Ave, in the County of Polk, in the City of Lakeland, Florida 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 4th day of April, 2024.  
REEVE AUTISM CONSULTING, LLC  
April 12, 2024 24-00539K

#### FIRST INSERTION

##### NOTICE OF MEETINGS LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS MEETING

The Lake Ashton II Community Development District Audit Committee will meet on Friday, April 19, 2024 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Immediately following the adjournment of the audit committee meeting will be a regular Board of Supervisors meeting of the Lake Ashton II Community Development District.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agendas for these meetings may be obtained from the District Manager, 4530 Eagle Falls Place, Tampa, FL 33619 or call (813) 344-4844. The meetings may be continued to a date, time and place to be specified on the record at the meetings.

There may be occasions when one

#### FIRST INSERTION

##### NOTICE OF PUBLIC SALE

The following personal property of Jacob Debel and Elaine Marie Daniell will on the 2nd day of May 2024, at 11:00 a.m., on property at 17 DD Street, Lakeland, Polk County, Florida 33815, in Georgetowne Manor be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1979 SHER Mobile Home  
VIN Nos.: 13002281A/B  
Title Nos. #: 16154975/16154974  
And All Other Personal Property Therein

PREPARED BY:  
Rosia Sterling  
Lutz, Bobo & Telfair, P.A.  
2155 Delta Blvd, Suite 210-B  
Tallahassee, Florida 32303  
April 12, 19, 2024 24-00561K

#### 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 Shays Sugar, located at 685 Sarner Pass Way, 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 5 of April, 2024.  
Shayla Marie Hand  
685 Sarner Pass Way  
Winter Haven, FL 33881  
April 12, 2024 24-00540K

#### FIRST INSERTION

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood  
District Manager  
April 12, 2024 24-00527K

### --- ESTATE ---

#### FIRST INSERTION

##### NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2023-CP-3546  
IN RE: ESTATE OF MARCO A. RECINOS Deceased.

The administration of the estate of MARCO A. RECINOS, deceased, whose date of death was July 9, 2023, is pending in the Circuit Court for Polk County Florida, Probate Division, the address of which is 225 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 April 12, 2024.

Personal Representative:  
GLADYS ENRIQUE RECINOS  
1711 Redfin Way  
Kissimmee, Florida 34759  
Attorney For Personal Representative:  
DANIELLE WHITE, ESQUIRE  
Florida Bar No.: 1035906  
630 North Wymore Road,  
Suite 330  
Maitland, Florida 32751  
Telephone: (407) 849-7072  
Fax: (407) 849-7075  
E-Mail: velizkatz@velizkatzlaw.com  
April 12, 19, 2024 24-00559K

#### FIRST INSERTION

##### Notice To Creditors IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File Number: 2023CP0035420000XX IN RE: ESTATE OF Samuel Pitt Deceased

The administration of the estate of SAMUEL PITT, deceased, File Number 2023CP0035420000XX (17), is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative:  
Christine C. Gill, Esquire  
107 SE 10th Street  
Fort Lauderdale, FL 33316  
Attorney for Personal Representative:  
Christine C. Gill, Esquire  
Florida Bar Number: 0983764  
107 SE 10th Street  
Fort Lauderdale, Florida 33316  
(954) 462-3430  
Cbst3@aol.com;  
Christine@probatestatelaw.com  
April 12, 19, 2024 24-00526K

#### FIRST INSERTION

##### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2022 CP-001634 Division Probate IN RE: ESTATE OF ELSA MARIE PARRISH Deceased.

The administration of the estate of Elsa Marie Parrish, deceased, whose date of death was December 28, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. 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, including unmatured, 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 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 April 12, 2024.

Personal Representative:  
/s/ Debra M. Albright  
Debra M. Albright  
1910 Emmett St.  
Kissimmee, FL 34741  
Attorney for Personal Representative:  
/s/ Kathy D. Sheive  
Kathy D. Sheive, Esq., Attorney  
Florida Bar Number: 0752509  
1006 Verona St.  
Kissimmee, FL 34741  
Telephone: (407) 944-4010  
Fax: (407) 944-4011  
E-Mail: kdsheive@gmail.com  
April 12, 19, 2024 24-00554K

### --- ESTATE ---

#### FIRST INSERTION

##### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-1072 IN RE: ESTATE OF Charles William Dettmer deceased.

The administration of the estate of Charles William Dettmer, deceased, Case Number 24CP-1072, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO 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 April 12, 2024.

/s/ Kathleen Rucker f/k/a  
Kathleen S. Morissette  
Personal Representative  
Address: 2726 Jennifer Drive,  
Lakeland, FL 33810  
/s/ MICHAEL H. WILLISON, P.A.  
Michael H. Willison, Esquire  
114 S. Lake Avenue  
Lakeland, Florida 33801  
(863) 687-0567  
Florida Bar No. 382787  
mwillison@mwillison.com  
Attorney for Personal Representative  
April 12, 19, 2024 24-00558K

#### FIRST INSERTION

##### NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No: 24 CP 7290 IN RE: ESTATE OF JUAN ORTIZ CENTENO Deceased.

The administration of the Estate of Juan Ortiz Centeno, deceased, File Number 24 CP 7290, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 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, including unmatured, 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 decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative:  
Irena Centeno  
4136 Geranium Lane, Apt 110  
Sanford, FL 32771  
Attorney for Personal Representative:  
Nathan Dougherty, Esquire  
Florida Bar No. 118632  
P.O. Box 380984  
Murdoch, FL 33938  
Tel: (941) 270-4489  
Email:  
contact@nathandoughertylaw.com  
April 12, 19, 2024 24-00557K



## --- ACTIONS / SALES ---

## FIRST INSERTION

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

**CASE NO: 2018-CA-000437**  
**AVILA DEVELOPERS, LLC, a**  
**Florida limited liability company,**  
**Plaintiff, v.**  
**TTC, INC., a Florida corporation,**  
**CENTRAL FLORIDA**  
**INVESTMENTS, INC., a Florida**  
**corporation, POLK COUNTY**  
**FLORIDA, a political subdivision of**  
**the State of Florida, and others,**  
**Defendants.**

TO DEFENDANTS: Anita B. TR Chorney, Charles D. Brannan, Chien Thien Nguyen, Dora Kathleen Briggs, Earl J. Lowen Trustee of Lowen Family Revocable Trust, Edelsa Delrio, Edison A. Waldron, Edward F. Mis, Elizabeth A. Kelley, Elizabeth A. Poh, Elizabeth Ann Collins, Elizabeth Cravotta, Eric M. Herrmann, Eric W. Eckstrum, Estelle F. Rothschild, Ethel V. Cox, Frank A. Lasalle, Gloria L. Waldron, Hugo Milano, Janice A. Foley, Jeffrey B. Whittington, Joseph F. Borkowski, Joyce Mantyla, Judith T. Procaccini, Kenneth J. Biebel Trust, Kurt C. Eckstrum, Leah Darlene Goad, Linda Ann Sohmer, Luigi G. Meloni, Luong Nguyen, Marian Greenwood, Ngoc My Nguyen, Pamela S. Whittington, Patsy D. Bruner, Richard W. Brannan, Robert Briggs, Robert M. Rellow Sr., Roberta L. Jelicks, Ronald E. Jelicks, Rose D. Sansone, Rose Marie Crawford, Ruth Lynn Anderson, Stephen G. Kelley, Terry Wayne Langley, Theresa M. Gorman, Thomas A.

Schramm, Tiiu Reimo, Tuula K. Towey, William F. Thurberg, William S. Bey  
YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86, Florida Statutes and Chapter 712, Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RECORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH

LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DISTANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before MAY 3, 2024 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

DATED: March 26, 2024  
Stacy M. Butterfield, CPA  
Clerk of the Court  
By: /s/ Carolyn Mack  
As Deputy Clerk

Sidney L. Vihlen, III,  
Vihlen & Associates, P.A.,  
1540 International Parkway,  
Suite 2000  
Lake Mary, Florida 32746  
svihlen@vbvlaw.com  
April 12, 19, 2024 24-00568K

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 24PC-1211**  
**Division Probate**  
**IN RE: ESTATE OF**  
**KATHIE ANN SMITH**  
**Deceased.**

The administration of the estate of Kathie Ann Smith, deceased, whose date of death was October 31, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's 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 April 12, 2024.

**Personal Representative:**  
/s/ Susan Cannon  
**Susan Cannon**  
3405 Glen Abbey Court  
Green Cove Springs, Florida 32043  
Attorney for Personal Representative:  
/s/ Charlotte C. Stone  
Charlotte C. Stone, Esq.  
Florida Bar Number: 21297  
Christopher L. Cober, Esq.  
Florida Bar Number: 74718  
Stone Law Group, P.L.  
3200 US Hwy 27 S., Suite 201  
Sebring, Florida 33870  
Telephone: (863) 402-5424  
Fax: (863) 402-5425  
E-Mail:  
charlotte@stonelawgroupfl.com  
Secondary E-Mail:  
tami@stonelawgroupfl.com  
April 12, 19, 2024 24-00553K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
FOR POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No.: 2023-CP-000281**  
**IN RE: ESTATE OF**  
**ERNESTO JAIME**  
**Deceased.**

The administration of the estate of ERNESTO JAIME, deceased, whose date of death was October 22, 2022 File Number 2023-CP-000281, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Curator and the Curator's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, on whom a copy of this notice is required to be served must file their claims with this Court 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 the Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

/s/ Christine J. Lomas  
**Christine J. Lomas**  
331 S. Wymore Road  
Winter Park, FL 32789  
Curator's attorney:  
/s/ Christine Lomas  
CHRISTINE J. LOMAS, ESQ.  
Chris@LomasLawPA.com  
Florida Bar No. 89126  
LomasLaw, P.A.  
331 S. Wymore Road  
Winter Park, Florida 32789  
407-622-5020  
April 12, 19, 2024 24-00565K

## FIRST INSERTION

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

**CASE NO. 2019CA003256000000**  
**UNITED STATES OF AMERICA**  
**ACTING THROUGH RURAL**  
**HOUSING SERVICE OR**  
**SUCCESSOR AGENCY, UNITED**  
**STATES DEPARTMENT OF**  
**AGRICULTURE**  
**Plaintiff, v.**  
**MELISSA L. BERTRAM;**  
**KENNETH W. RICHARDSON;**  
**UNKNOWN SPOUSE OF MELISSA**  
**L. BERTRAM; UNKNOWN**  
**TENANT 1; UNKNOWN TENANT 2;**  
**Defendants.**

Notice is hereby given that, pursuant

to the Final Judgment of Foreclosure entered on February 23, 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:

THE WEST 91.0 FEET OF THE EAST 261.0 FEET OF THE NORTH 135.0 FEET OF THE SOUTH 115.0 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, ALSO KNOWN AS LOT 73 OF MT. TABOR ESTATES, AN UNRECORDED SUBDIVISION a/k/a 3417 PUBLIX RD, LAKE-

LAND, FL 33810-0768 at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on May 16, 2024 beginning at 10:00 AM.

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

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

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

Dated at St. Petersburg, Florida this 8th. day of April, 2024.

eXL Legal, PLLC  
Designated Email Address:  
efiling@exllegal.com  
12425 28th Street North, Suite 200  
St. Petersburg, FL 33716  
Telephone No. (727) 536-4911  
Attorney for the Plaintiff  
/s/ Isabel López Rivera  
Isabel López Rivera  
FL Bar: 1015906  
1000004337  
April 12, 19, 2024 24-00563K

## FIRST INSERTION

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

**53-2023-CA-005644-0000-00**  
**SILVERLEAF RESORTS, LLC**  
**Plaintiff, vs.**  
**GARDNER ET AL.,**  
**Defendant(s).**

Notice is hereby given that on 5/9/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the UNIT/WEEKS described below, of the following described real property:

An undivided interest as tenant-in-common in and to the below Unit No., Use Period No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"),

according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto

Count I  
TRACIE GARDNER  
Interest 1.923%, Use Period No./

Unit No. 41/0110, Building 1, Count II  
SHERRY MITCHELL MAYNARD  
Interest 1.923%, Use Period No./  
Unit No. 28/0019, Building C,  
The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2023-CA-005644-0000-00.

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

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

istrator, 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 April 10, 2024  
JERRY E. ARON, P.A.  
/s/ Jerry E. Aron  
Jerry E. Aron, Esq.  
Attorney for Plaintiff  
Florida Bar No. 0236101  
801 Northpoint Parkway,  
Suite 64  
West Palm Beach, FL 33407  
Telephone (561) 478-0511  
Facsimile (561) 478-0611  
jaron@aronlaw.com  
mevans@aronlaw.com  
April 12, 19, 2024 24-00562K

## --- PUBLIC SALES ---

## FIRST INSERTION

**NOTICE OF BUDGET WORKSHOP**  
**FOR HIGHLAND MEADOWS II**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

The Board of Supervisors of the Highland Meadows II Community Development District will hold a Budget Workshop on Tuesday, April 23, 2024, at 4:30 p.m. at Shamrock First Baptist Church, located at 2661 Marshall Rd., Haines City, FL 33844.

This meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. There may be occasions when one or

more Supervisors will participate by telephone. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any person wishing to provide documents for review at a public hearing must submit them to Larry@BreezeHome.com prior to the meeting or bring copies of the documents to distribute to the Supervisors of the Highland Meadows II Community Development District. No outside removable devices will be accepted at the hearing.

AMERICANS WITH

**DISABILITIES ACT (ADA)**  
IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), ANY PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL CONTACT THE DISTRICT MANAGER'S OFFICE AT LEAST THREE (3) DAYS PRIOR TO ANY PROCEEDINGS/MEETINGS AT Larry@BreezeHome.com. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY

DIALING 7-1-1, OR 1-800-955-8771 (TTY)/ 1-800-955-8770 (VOICE), FOR AID IN CONTACTING THE DISTRICT MANAGER'S OFFICE.

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

District Manager  
04/12/2024 Larry Krause  
April 12, 2024 24-00567K

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
**File No.**  
**53-2024-CP-000718-0000-XX**  
**IN RE: ESTATE OF**  
**MAVARIA SHAWNELL CARTER**  
**Deceased.**

The administration of the estate of Mavaria Shawnell Carter, deceased, whose date of death was September 11, 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.

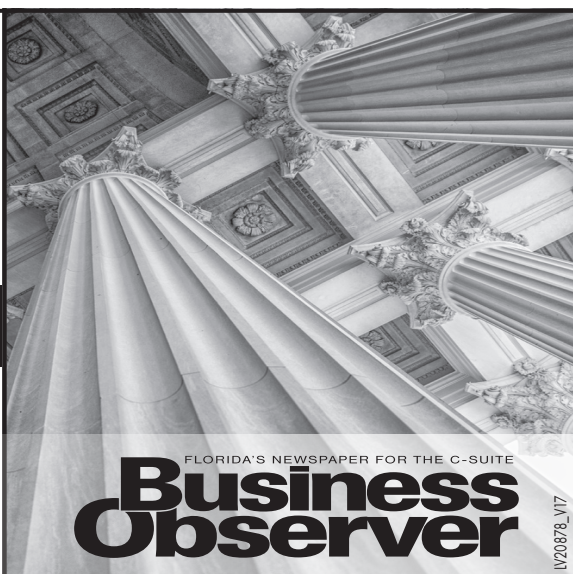
The date of first publication of this notice is April 12, 2024.

**Personal Representative:**  
**Margaret Felton**  
1408 North Davis Avenue  
Lakeland, Florida 33805  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mturner@straughtnturner.com  
Secondary E-Mail:  
ahall@straughtnturner.com  
April 12, 19, 2024 24-00564K

# PUBLISH YOUR LEGAL NOTICE

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

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



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

UV20878\_V17



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2019CA001279000000 PENNYMAC LOAN SERVICES, LLC; Plaintiff, vs. RONALD W PAUL, SCHARLENE J. PAUL, SCHARLENE J PAUL, RONALD W. PAUL, ET.AL; Defendants NOTICE IS GIVEN that, in accordance with the Order Granting Plaintiff's Motion to Reschedule Foreclosure e dated March 4, 2024, in the above-styled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk.realforeclose.com , on May 3, 2024, the following described property: LOT 7, RIDDICKS CORNER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 512 RED-DICKS CIR, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com ServiceFL2@mlg-defaultlaw.com MLG No.: 19-01254 April 12, 19, 2024 24-00529K

FIRST INSERTION

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

CASE NO.: 2023CA005037 MADISON PLACE SERVICE PROVIDER, LLC, Plaintiff, vs. WINSTON ERROL HAYNES, UNKNOWN TENANT #1, UNKNOWN TENANT #2, Defendant(s). NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on February 19, 2024 in Case No. 2023CA005037, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein MADISON PLACE SERVICE PROVIDER LLC's ("MADISON PLACE"), are the Plaintiffs and, WINSTON ERROL HAYNES, Unknown Tenant #1 n/k/a Tiesha Haynes, and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Tuesday, May 7, 2024, at www.polk.realforeclose.com , the following property, as set forth in the Final Judgment: Lot 100, Madison Place Phase 1, according to the plat thereof, recorded in Plat Book 173, Page(s) 16 through 20, inclusive, of the Public Records of Polk County, Florida, with the following street address: 366 Madison Drive,

Davenport, FL 33837. Any person claiming an interest in the surplus from the sale, if any, other than the property owners 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 8th day of April, 2024. /s/ Shay M. Beaudoin PATRICK H. WILLIS, Esquire Florida Bar No. 526665 Primary Email: pwillis@willisoden.com SHAY M. BEAUDOIN, Esquire Florida Bar No. 1024968 SBeaudoin@willisoden.com WILLIS | ODEN 390 N. Orange Avenue, Suite 1600 Orlando, FL 32801 Tel. 407-903-9939 Fax. 407-903-9929 Attorneys for Plaintiff 113357-0003 April 12, 19, 2024 24-00550K

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-000069 FLAGSTAR BANK, N.A., Plaintiff, v. AMANDA L. LANG A/K/A AMANDA LEIGH LANG A/K/A AMANDA LANG SIDWELL, et al., Defendants.

TO: Unknown Personal Representative of the Estate of Carol McTeer 621Bradburn Road Haines City FL 33844 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Polk County, Florida: Lot 131, CYPRESS GROVE PHASE FOUR, according to the map or plat thereof as recorded in Plat Book 79, Page 33, 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, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 2 day of April, 2024. Default Date: 05/09/2024 Stacy M. Butterfield as Clerk of the Circuit Court of Polk County, Florida By: /s/ Kenleigh Mathis DEPUTY CLERK Anthony R. Smith, Esquire, the Plaintiff's attorney, Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789 April 12, 19, 2024 24-00525K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2023CA-004878-0000-00 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. JAMES A. FLICKINGER, JR. A/K/A JAMES FLICKINGER, JR.; FLORIDA HOUSING FINANCE CORPORATION; MV REALTY PBC, LLC; NEWSRING ACCEPTANCE CORPORATION; UNKNOWN SPOUSE OF JAMES A. FLICKINGER, JR. AKA JAMES FLICKINGER, JR.; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 30th day of April 2024, the following described property as set forth in said Final Judgment, to wit: LOTS 1, 2 AND 3, BLOCK 19, WAVERLY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 855 C F KINNEY RD, RIVER RANCH, FL 33859

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service. Dated this 03 day of April 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 23-01631 April 12, 19, 2024 24-00524K

FIRST INSERTION

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

CASE NO. 2017-CA-000289 CALIBER HOME LOANS, INC., Plaintiff, vs. JAN E. CARPENTER, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 10, 2018, and entered in 2017-CA-000289 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein CALIBER HOME LOANS, INC. is the Plaintiff and JAN E. CARPENTER; DAVENPORT ESTATES HOMEOWNERS' ASSOCIATION, INC; FENCE OUTLET; UNKNOWN TENANT N/K/A RACHEL CARPENTER; UNKNOWN TENANT N/K/A CHRISTOPHER THRASHER are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 03, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 15, DAVENPORT ESTATES PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE(S) 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 228 WHISPERING PINES WAY, DAVENPORT, FL 33837 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 5 day of April, 2024. By: \_/s/Danielle Salem\_ Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 20-064595 - GrS April 12, 19, 2024 24-00551K

FIRST INSERTION

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

CASE NO.: 2023-CA-006553 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. HEATHER WEIGEL, et al, Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated March 20, 2024, and entered in Case No. 2023-CA-006553 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 Heather Weigel, Florida Housing Finance Corporation, 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 May 7, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 1167, BLOCK 4, SKYVIEW PHASE V, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE(S) 26 AND 27, OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1253 WATERSEdge DR 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 03 day of April, 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 Swosinski Florida Bar #96533 Justin Swosinski, Esq. AM - 23-013254 April 12, 19, 2024 24-00552K

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000924 IN RE: ESTATE OF SHANIA LYNN ARMS, Deceased.

TO: JOHN ARMS Unknown YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before May 13, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. 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. Signed on this 1st day of April, 2024. First Publication in Business Observer on: April 12, 2024. As Clerk of the Court (SEAL) By: /s/ Karen P. Lindstrom 53-2024CP-000924-0000-XX 4/1/2024 11:08:22 AM As Deputy Clerk Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 April 12, 19, 26; May 3, 2024 24-00556K

FIRST INSERTION

NOTICE OF ACTION Count I IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000370-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. DUNCAN ET AL., Defendant(s).

TO: JUDITH DUNCAN and LEONARD DUNCAN JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEONARD DUNCAN JR. And all parties claiming interest by, through, under or against Defendant(s) JUDITH DUNCAN and LEONARD DUNCAN JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF LEONARD DUNCAN JR. 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. 49/0067, 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.

March 25, 2024. Default Date May 2, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00548K

FIRST INSERTION

NOTICE OF ACTION Count II IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000009-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GRIGALUNAS ET AL., Defendant(s).

TO: MARY H. PARRIOTT and STEPHEN W. RAINBOLT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHEN W. RAINBOLT And all parties claiming interest by, through, under or against Defendant(s) MARY H. PARRIOTT and STEPHEN W. RAINBOLT AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHEN W. RAINBOLT 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. 33/0033, Building E , 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.

March 25, 2024. Default Date May 2, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00544K

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--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION Count I IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000008-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GODAR ET.AL., Defendant(s). To: MARY ANN GODAR and NORBERT A. GODAR JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NORBERT A. GODAR JR. And all parties claiming interest by, through, under or against Defendant(s) MARY ANN GODAR and NORBERT A. GODAR JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NORBERT A. GODAR JR. 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. 7/0115, Building I, 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. March 26, 2024 Default Date: May 3, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00541K

FIRST INSERTION

NOTICE OF ACTION Count III IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000009-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GRIGALUNAS ET.AL., Defendant(s). To: VALDA GAIL REAMES and BILLY R. REAMES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BILLY R. REAMES And all parties claiming interest by, through, under or against Defendant(s) VALDA GAIL REAMES and BILLY R. REAMES AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BILLY R. REAMES 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. 26/0017, 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. March 25, 2024 Default Date May 2, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00546K

FIRST INSERTION

NOTICE OF ACTION Count II IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000008-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GODAR ET.AL., Defendant(s). To: RODNEY CLAYTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RODNEY CLAYTON And all parties claiming interest by, through, under or against Defendant(s) RODNEY CLAYTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RODNEY CLAYTON 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. 37/0042, Building F, 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. March 26, 2024 Default Date: May 3, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00542K

FIRST INSERTION

NOTICE OF ACTION Count I IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000009-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GRIGALUNAS ET.AL., Defendant(s). To: ELIZABETH A. GRIGALUNAS and JOHN V. GRIGALUNAS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN V. GRIGALUNAS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN V. GRIGALUNAS and all parties claiming interest by, through, under or against Defendant(s) ELIZABETH A. GRIGALUNAS and JOHN V. GRIGALUNAS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF JOHN V. GRIGALUNAS 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. 17/0045, Building F, 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. March 25, 2024 Default Date May 2, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00543K

FIRST INSERTION

NOTICE OF ACTION Count IV IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000009-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. GRIGALUNAS ET.AL., Defendant(s). To: MARY A. THOMPSON and BRAD A. THOMPSON and CHARLES W. THOMPSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHARLES W. THOMPSON And all parties claiming interest by, through, under or against Defendant(s) MARY A. THOMPSON and BRAD A. THOMPSON and CHARLES W. THOMPSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CHARLES W. THOMPSON 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. 37/0012, 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. March 25, 2024 Default Date - May 2, 2025. (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00547K

--- SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-002225 FLAGSTAR BANK, N.A., Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al., Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on June 3, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realestateforeclosure.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit: Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida. Property Address: 145 Palazzo Lane, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as

unclaimed. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 2nd day of April, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 April 5, 12, 2024 24-00510K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA000160000000 LAKEVIEW LOAN SERVICING LLC, Plaintiff, vs. SHEMISE N. JACKSON A/K/A SHEMISE JACKSON, et al., Defendant. To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ESTATE OF EUNICE DIXON A/K/A EUNICE BEATRICE DIXON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS, 909 N RUTH AVE, LAKELAND, FL 33815 UNKNOWN SPOUSE OF LEBERT DIXON, 909 N RUTH AVE, LAKELAND, FL 33815 UNKNOWN SPOUSE OF DONSHEA SAINT LOUIS, 909 N RUTH AVE, LAKELAND, FL 33815 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 11 AND THE NORTH 25 FEET OF LOT 12 IN BLOCK 4 OF MAP OF LAKE BONNET PARK, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN PLAT BOOK 21, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before May 3, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 26 day of March, 2024. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Carolyn Mack Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-08814FL April 5, 12, 2024 24-00521K

FIRST INSERTION

NOTICE OF ACTION Count II IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.: 53-2024-CA-000370-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. DUNCAN ET.AL., Defendant(s). To: SUSAN L. FANSKA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN L. FANSKA And all parties claiming interest by, through, under or against Defendant(s) SUSAN L. FANSKA AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF SUSAN L. FANSKA 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

Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 33/104, Building 1, 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. March 25, 2024 Default Date: May 2, 2024 (SEAL) Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA /s/ Carolyn Mack Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 April 12, 19, 2024 24-00549K

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2023CC007017000000 PAWNEE LEASING CORPORATION, Plaintiff, vs. ON THE GLO LLC, and LADDIE MURRELL, a/k/a LADDIE MURRELL, JR., Defendants. To: Laddie Murrell, a/k/a Laddie Murrell, Jr. 835 Bridgeford Crossing Boulevard Davenport, FL 33837 YOU ARE NOTIFIED that an action for damages has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Robert A. Solove, Esq., Plaintiff's attorney, whose address is: Solove Law Firm, P.A., P.O. Box 560608, Miami, Florida 33256, on or before thirty (30) days from first publication date, and file the original with the Clerk of this Court by 5-13-24 either before service upon 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 the seal of this Court on this 5 day of April, 2024. Stacy M. Butterfield Clerk of the Court (SEAL) BY: /s/ Carolyn Mack Deputy Clerk Attorney for Plaintiff: SOLOVE LAW FIRM, P.A. Robert A. Solove, Esq. PO Box 560608 Miami, Florida 33256 Tel. (305) 612-0800 Primary E-mail: service@solovelawfirm.com Secondary E-mail: robert@solovelawfirm.com PAW-4301 Apr. 12, 19, 26; May 3, 2024 24-00555K



## -- SALES / ACTIONS --

## 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. 532023CA005119000000**  
**Freedom Mortgage Corporation,**  
**Plaintiff, vs.**  
**Luis M. Mauro Calderin, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005119000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis M. Mauro Calderin; Yorla Barreras Reyes are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 29th day of April, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 66, DOVE HOLLOW, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 73, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

## TAX ID:

24-29-14-283131-000660

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

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

Dated this 29th day of March, 2024.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDoes@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 23-F00926  
April 5, 12, 2024

24-00494K

## FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION**Case No.: 24-CA-000922**  
**S.A.W. PROPERTIES, LLC, a**  
**Florida limited liability company,**  
**Plaintiff, v.****Estate of Myra Hymes, Marvin**  
**Hymes, and if deceased, his**  
**unknown spouse(s), if any, and with**  
**respect to any of the foregoing, their**  
**heirs, devisees, grantees, creditors,**  
**and all other parties claiming by,**  
**through, under or against them;**  
**or other parties claiming by,**  
**through or under those unknown**  
**natural persons; and the several**  
**and respective unknown assigns,**  
**successors in interest, trustees,**  
**or any other person claiming by,**  
**through, under, or against any**  
**corporation or other legal entity**  
**named as a defendant; and all**  
**claimants, persons or parties,**  
**natural or corporate whose exact**  
**legal status is unknown; Joe G.**  
**Tedder, Tax Collector, and Stacy M.**  
**Butterfield, Clerk of Circuit Court &**  
**Comptroller, Defendants.**

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following properties in Polk County, Florida:

Lot 12, Robinson Subdivision, according to the map or plat thereof as recorded in Plat Book 31, Page 14, Public Records of Polk County, Florida, LESS road right of way.

A/K/A Address: 5991 Waverly Road, Lakes Wales, FL 33859

has been filed against you and you are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Esq., Whitfield Law, LLC, located at 10150 Highland Manor Dr., Suite #200, Tampa, Florida 33610, and file the original with the clerk of this court on or before 4-15-24 either before service on the plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated: March 8, 2024.

STACY M. BUTTERFIELD  
As Clerk of the Court  
(Seal) By: /s/ Carolyn Mack  
As Deputy ClerkCheyenne Whitfield, Esq.,  
Whitfield Law, LLC,  
10150 Highland Manor Drive,  
Suite #200,  
Tampa, Florida 33610  
Mar. 22, 29; Apr. 5, 12, 2024

24-00409K

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE 10th JUDICIAL CIRCUIT  
COURT IN AND FOR  
POLK COUNTY, FLORIDA**Case No. 2023-CA-006316**  
**21ST MORTGAGE CORPORATION,**  
**Plaintiff, vs.****CHRISTOPHER JAMES**  
**INGLEDDUE; LINDA BEGLEY**  
**NEESE A/K/A LINDA ANN NEESE;**  
**ANY UNKNOWN PARTY WHO**  
**MAY CLAIM AS HEIR, DEVISEE,**  
**GRANTEE, ASSIGNEE, LIENOR,**  
**CREDITOR, TRUSTEE, OR OTHER**  
**CLAIMANT, BY, THROUGH,**  
**UNDER OR AGAINST WILMA**  
**JEAN BEGLEY A/K/A WILMA J.**  
**BEGLEY; DALE ROBERT;**  
**UNKNOWN SPOUSE OF DALE**  
**ROBERT; KAREN GAIL PEDLEY**  
**A/K/A KAREN GAIL BEGLEY;**  
**UNKNOWN SPOUSE OF KAREN**  
**GAIL PEDLEY A/K/A KAREN**  
**GAIL BEGLEY; BRENDA SELL;**  
**UNKNOWN SPOUSE OF BRENDA**  
**SELL; and UNKNOWN TENANT**  
**Defendant.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 13, 2024, entered in Case No.: 2023 CA 6316 of the Circuit Court in and for Polk County, Florida, wherein CHRISTOPHER JAMES INGLEDDUE, LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY, DALE ROBERT, UNKNOWN SPOUSE OF DALE ROBERT, KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY, BRENDA SELL, UNKNOWN SPOUSE OF BRENDA SELL, and UNKNOWN TENANT, are the Defendants, that Stacy M. Butterfield, the Clerk of Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on May 28, 2024 by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realforeclose.com, on the following described real property as set forth in the Final Judgment:

LOT 34, OAK TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 71, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 330 FEET. TOGETHER WITH A 2022 LIVE OAK MODEL 76X28 MANUFACTURED HOME BEARING SERIAL NO.'S: LOHGA10022756A AND LOHGA10022756B.

NOTICE 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.

## NOTICE

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/ Leslie S. White  
Leslie S. White, for the firm  
Florida Bar No. 521078  
Telephone 407-841-1200  
Facsimile 407-423-1831  
primary email: lwwhite@deanmead.com  
secondary email:  
bransom@deanmead.com  
Dean, Mead, Egerton, Bloodworth,  
Capouano & Bozarth, P.A.  
Attn: Leslie S. White  
Post Office Box 2346  
Orlando, FL 32802-2346  
April 5, 12, 2024

24-00493K

## 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.:**  
**2023CA-005587-0000-00**  
**NATIONSTAR MORTGAGE LLC,**  
**Plaintiff, vs.**  
**LAURA OSORIO RODRIGUEZ;**  
**AQUA FINANCE, INC.; COUNTRY**  
**CLUB ESTATES OF POLK**  
**COUNTY HOMEOWNERS**  
**ASSOCIATION, INC.; POLK**  
**COUNTY, FLORIDA CLERK**  
**OF COURT; STATE OF**  
**FLORIDA; UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES AND ALL**  
**OTHERS WHO MAY CLAIM**  
**AN INTEREST IN THE ESTATE**  
**OF WILFREDO AUDIFRE;**  
**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 May, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 13, COUNTRY CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGES 25, 26 AND 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 4760 SUMMERFIELD CIRCLE,

WINTER HAVEN, FL 33881  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 29 day of March 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  
23-02050  
April 5, 12, 2024

24-00505K

## SECOND INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
**PERSONAL PROPERTY**  
IN THE COUNTY COURT OF  
POLK COUNTY, FLORIDA**Case No: 2023CC007022000000**  
**Ally Bank**  
**v.****Platinum Eagle Enterprise LLC and**  
**Rizwan A Poonawalla**  
**Defendant(s).**TO: Rizwan A Poonawalla: LAST KNOWN ADDRESS: 1357 Shimecock Hills Dr, Champions Gate, FL 33896  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Polk County, Florida, more particularly described as follows:  
2019 Ram 5500 Chassis (VIN No: 3C7WRMDJ2KG686523)  
This action has been filed against you

and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 27 day of March, 2024.  
May 6, 2024Stacy M. Butterfield  
Circuit and County Courts  
(SEAL) By: /s/ Carolyn Mack  
Deputy ClerkLOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd.,  
Suite 130  
Boca Raton, FL 33487  
23-329382 RP01 AYL  
April 5, 12, 19, 26, 2024

24-00509K

## SECOND INSERTION

**NOTICE OF ACTION -**  
**CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
GENERAL JURISDICTION  
DIVISION**Case No. 2024CA000073000000**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.****FELIX L. LAUREANO SOTO A/K/A**  
**FELIX LAUREANO SOTO, et al.**  
**Defendant(s),**

TO: FELIX L. LAUREANO SOTO A/K/A FELIX LAUREANO SOTO, UNKNOWN SPOUSE OF FELIX L. LAUREANO SOTO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 3, BLOCK 1051, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 4 THROUGH 18, INCLUSIVE, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca

Raton, Florida 33487 on or before 05/08/2024/(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 1st day of April, 2024.

Stacy M. Butterfield  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: /s/ Carolyn Mack  
DEPUTY CLERKRobertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
23-168312  
April 5, 12, 2024

24-00517K

## FOURTH INSERTION

**AMENDED NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CIVIL DIVISION**Case No.:**  
**532023CA005973000000**  
**TRACY GERALDINE DELANO**  
**THOMAS F/K/A TRACY G. DEAN,**  
**Plaintiff, vs.****ALEJO TRONCO DIAZ,**  
**Defendant.**  
TO: ALEJO TRONCO DIAZ;  
Whose last known residence(s) is/are:  
211 144th Ave., Apt. 5, Madeira Beach,  
FL 33708

YOU ARE NOTIFIED that an action to partition the following property in Polk County, Florida:

THE EASTERLY 20.0 FEET OF LOT 20 AND ALL OF LOT 21, BLOCK 5, MAP OF EDGEWOOD PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL I.D.:  
23-28-22-093500-005201  
A/K/A 2405 LEBANON RD.,  
LAKELAND, FL 33815

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on TRACY GERALDINE DELANO THOMAS F/K/A TRACY G. DEAN c/o Corey W. Szalai, Esq., Corey Szalai Law, PLLC, the Plaintiff's attorney, whose address is 10333 Seminole Blvd., Unit 2, Semi-

nole, FL 33778, (727) 300-1029, or by email at corey@cslawpllc.com, on or before April 22, 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.

DATED at Polk County this 14 day of March, 2024.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By /s/ Carolyn Mack  
Deputy ClerkCorey W. Szalai, Esq.,  
Corey Szalai Law, PLLC,  
Plaintiff's attorney  
10333 Seminole Blvd.,  
Unit 2,  
Seminole, FL 33778  
(727) 300-1029  
corey@cslawpllc.com  
Mar. 22, 29; Apr. 5, 12, 2024

24-00414K

## SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.**532024CA000686000000**  
**MIDFIRST BANK**  
**Plaintiff, v.****JACQUELAN DENISE PERDUE-**  
**BERNARDO A/K/A JACQUELAN**  
**DENISE PERDUE BERNARDO**  
**A/K/A JACQUELAN DENISE**  
**BERNARDO A/K/A JACQUELAN**  
**D. BERNARDO A/K/A**  
**JACQUELAN D. PERDUE A/K/A**  
**JACQUELAN DENISE PERDUE,**  
**ET AL.**  
**Defendants.**TO: GERMAN MARGARITO-BERNARDO A/K/A GERMAN MARGARITO-BERNARDO,  
Current residence unknown, but whose last known address was: 2387 GRIF-FIN RD, BARTOW, FL 33830-9753

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

LOT 7, 8 AND 9, BLOCK "B" OF T. J. JOHNSON'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 46, 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 eXL Legal, PLLC, Plaintiff's attorney, whose ad-

dress is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before May 3, 2024 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at P.O. Box 9000, Drawer CC-2, Bartow, FL 33831-9000, 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 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 seal of the Court on this 26 day of March, 2024.

Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: /s/ Carolyn Mack  
Deputy ClerkeXL Legal, PLLC,  
Plaintiff's attorney,  
12425 28th Street North,  
Suite 200,  
St. Petersburg, FL 33716  
1000009730  
April 5, 12, 2024

24-00498K

## FOURTH INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
**PERSONAL PROPERTY**  
IN THE COUNTY COURT OF  
POLK COUNTY, FLORIDA**Case No: 2023CC006484000000**  
**Ally Bank**  
**v.****Besner Janvier**  
**Defendant(s).**

TO: Besner Janvier: LAST KNOWN ADDRESS: 1864 Emily Dr., Winter Haven, FL 33884 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Polk County, Florida, more particularly described as follows:  
2019 Toyota Tundra (VIN No: 5TFEM5F1KX141192)  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 18 day of March, 2024.

Default Date 4-25-24

Stacy M. Butterfield  
Circuit and County Courts  
(SEAL) By: /s/ Carolyn Mack  
Deputy ClerkLOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, FL 33487  
23-329372 RP01 AYL  
Mar. 22, 29; Apr. 5, 12, 2024

24-00447K



**SAVE TIME**

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

LV20906-VII



## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 24-001100-CP  
Division Probate  
IN RE: ESTATE OF  
RODNEY STUART HANKISON  
Deceased.

The administration of the estate of Rodney Stuart Hankison, deceased, whose date of death was December 24, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Clerk of Court, 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the proposed personal representative and the proposed 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 April 5, 2024.

**Proposed Personal Representative:**  
**Signature: /s/ Nh**  
**(Mar 31, 2024 17:05 EDT)**  
**Email: wonda777@hotmail.com**  
**Norah Hankison**  
2928 Maplewood Avenue  
Lakeland, FL 33803  
Attorney for Personal Representative:  
Signature: /s/ Matthew Weidner  
Email: weidner@mattweidnerlaw.com  
Matthew D. Weidner  
E-Mail Addresses:  
service@mattweidnerlaw.com  
juliam@mattweidnerlaw.com  
Florida Bar No. 0185957  
Weidner Law  
250 Mirror Lake Drive North  
St. Petersburg, FL 33701  
Telephone: 727-954-8752  
April 5, 12, 2024 24-00503K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 532024CP0003810000XX  
Division: Probate  
IN RE: ESTATE OF  
MARINA PEREZ  
Deceased.

The administration of the Estate of Marina Perez, deceased, whose date of death was October 7, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below.

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

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

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

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

The date of first publication of this

notice is April 5, 2024.

**Ancillary Personal Representative:**  
**/s/ Shelly Castillo**  
**Shelly Castillo**  
Attorneys for Ancillary Personal Representative:  
/s/ Heidi W. Isenhardt  
Heidi W. Isenhardt  
Florida Bar Number: 123714  
E-Mail:  
hisenhardt@shuffieldlowman.com  
Cooper M. Powell  
Florida Bar Number: 1009227  
E-Mail:  
cpowell@shuffieldlowman.com  
Shuffield, Lowman & Wilson, P.A.  
1000 Legion Place,  
Suite 1700  
Orlando, Florida 32801  
Telephone: (407) 581-9800  
Fax: (407) 581-9801  
Secondary E-Mail:  
Probateservice@shuffieldlowman.com  
April 5, 12, 2024 24-00511K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No 2024CP000397  
Division Probate  
IN RE: ESTATE OF  
PENELOPE J. MULRAIN  
a/k/a PENELOPE MULRAIN  
Deceased.

The administration of the Estate of Penelope J. Mulrain, deceased, whose date of death was August 29, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and

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

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

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

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

The date of first publication of this notice is April 5, 2024.

**Personal Representative:**  
**Myrna Nauth**  
713 Gentry Court  
Gotha, Florida 34734  
Attorney for Personal Representative:  
Andrew M. Berland, Esq.  
E-mail Addresses:  
andrew@hendersonsachs.com,  
michael@hendersonsachs.com  
Florida Bar No. 84030  
Henderson Sachs, PA  
8240 Exchange Drive Ste. C6  
Orlando, Florida 32809  
Telephone: (407) 850-2500  
April 5, 12, 2024 24-00487K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No.  
2023CP0040100000XX  
IN RE: ESTATE OF  
GERALD T. GRECO  
Deceased.

The administration of the estate of Gerald T. Greco, deceased, whose date of death was August 26, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is April 5, 2024.

**Personal Representative:**  
**/s/ Suzanne M. Greco**  
**Suzanne M. Greco**  
52 Gallant Fox Rd.  
Tinton Falls, New Jersey 07724  
Attorney for Personal Representative:  
/s/ Robert W. Bible, Jr.  
Robert W. Bible, Jr.  
Attorney  
Independent of Counsel  
Florida Bar Number: 561398  
Pippen Law Group, PLLC  
1920 East Bay Dr.  
Largo, FL 33771  
Telephone: (727) 586-3306  
Fax: (727) 585-4209  
E-Mail: Robert@atypip.com  
Secondary E-Mail: Suzie@atypip.com  
April 5, 12, 2024 24-00507K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 2024CP0008900000XX  
IN RE: ESTATE OF  
WILLIAM RICHARD STACEY,  
Deceased.

The administration of the estate of WILLIAM RICHARD STACEY, deceased, whose date of death was February 15, 2024, 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 representatives and the personal representatives' attorney are set forth below.

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

to be served must file their claims with this Court 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: April 5, 2024

**Personal Representatives**  
**RICHARD ANDREW STACEY**  
3908 Woodburn Loop E.  
Lakeland, FL 33813  
**REBECCA RENEE STACEY**  
13227 Glen Harwell Rd.  
Dover, FL 33527  
**ARMANDA STACEY KELLEY**  
3921 Timberlake Road N.  
Lakeland, FL 33810-2555  
Attorney for Personal Representatives  
JULIE LANDRIGAN BALL,  
ESQUIRE  
Florida Bar No.: 0768731  
Post Office Box 3604  
Lakeland, Florida 33802-3604  
Telephone: 863-688-5200  
Facsimile: 863-686-0777  
Primary Email:  
service@hardinpalaw.com  
April 5, 12, 2024 24-00486K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
10TH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
PROBATE DIVISION  
FILE NO.: 2024CP0009020000XX  
IN RE: ESTATE OF  
VIRGINIA A. CHASTEEN  
Deceased.

The administration of the estate of VIRGINIA A. CHASTEEN, deceased, whose date of death was October 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 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: April 5, 2024.

**ANN CHASTEEN**  
**Personal Representative**  
5435 Milroy Road,  
Indianapolis, Indiana 46216  
/s/Carina M. de la Torre  
Carina M. de la Torre  
Florida Bar No. 1000418  
Indiana Bar No. 24849-49  
Tower Law Group  
3505 Lake Lynda Drive, Suite 200  
Orlando, Florida 32817  
Telephone: (407) 308-0578  
Facsimile: (877) 860-2750  
Email: carina@towerlawgroup.com  
Attorneys for Petitioner  
April 5, 12, 2024 24-00490K

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
File No.  
53-2024-CP-000907-0000-XX  
IN RE: ESTATE OF  
WILDA KAY HOLLINGSWORTH  
Deceased.

The administration of the estate of Wilda Kay Hollingsworth, deceased, whose date of death was December 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 5, 2024.

**Personal Representative:**  
**Douglas A. Hollingsworth**  
1505 3rd Avenue SW  
Minot, North Dakota 58701  
Attorney for Personal Representative:  
Mark G. Turner, Esquire  
Florida Bar Number: 794929  
Straughn & Turner, P.A.  
Post Office Box 2295  
Winter Haven, Florida 33883-2295  
Telephone: (863) 293-1184  
Fax: (863) 293-3051  
E-Mail: mtturner@straughnturner.com  
Secondary E-Mail:  
ahall@straughnturner.com  
April 5, 12, 2024 24-00522K

## --- PUBLIC SALES ---

## SECOND INSERTION

**LEGAL NOTICE**  
Public Notice of Registered Assumed Name  
Florida, Polk County

Please be advised that .Logan: :Tiara-Amanda; living at C/o 1660 Cumin Drive, Kissimmee, Florida [34759], is the Executor/Beneficiary/Name holder of the business now being carried on at C/O 1660 CUMIN DRIVE, KISSIMMEE, FLORIDA 34759, in the following assumed name, to wit: TIARA AMANDA LOGAN; and the nature of said business is commerce. This statement is to be filed with the clerk of this court, this day of March, 2024, Kissimmee, Florida, Polk County. MN SOS File # 1464161100020 File date; March 18, 2024, Status; Active/Good Standing  
April 5, 12, 2024 24-00491K

## --- SALES / ACTIONS ---

## SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT IN AND  
FOR POLK COUNTY, FLORIDA  
CASE NO.: 2022-CA-001937  
**PENNYMAC LOAN SERVICES,  
LLC,**  
**Plaintiff, v.**  
**ROSE MARY BURGOS, et al.,**  
**Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on May 28, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realestateforeclosure.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 78, Whispering Ridge Phase 1, according to the map or plat thereof, as recorded in Plat Book 147, Page(s) 1 through 10, inclusive, of the public records of Polk County, Florida.

Property Address: 1132 Roberta Road, Lake Wales, FL 33853 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

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

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

SUBMITTED on this 1st day of April, 2024.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
April 5, 12, 2024 24-00502K

## SECOND INSERTION

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

**CASE NO.: 53-2023-CA-004401**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff,**

**vs.**  
**MARTA J. SISCO CARRERO AKA**  
**MARTA J. SISCO-CARRERO, et al,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated February 5, 2024, and entered in Case No. 53-2023-CA-004401 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 Marta J. Sisco Carrero aka Marta J. Sisco-Carrero, Florida Housing Finance Corporation, Buckeye Trace Homeowners Association, Inc., Unknown Party #1 N/K/A Pedro Perez, 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.realestateforeclosure.com, Polk County, Florida at 10:00am EST on the June 4, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 115, BUCKEYE TRACE,  
ACCORDING TO THE PLAT  
THEREOF, RECORDED IN

PLAT BOOK 142, PAGE 45, OF  
THE PUBLIC RECORDS OF  
POLK COUNTY, FLORIDA.  
A/K/A 1846 GALLOWAY TER-  
RACE WINTER HAVEN FL  
33881

Any person claiming an interest in the surplus on 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 28 day of March, 2024.  
ALBERTELLI LAW  
P. O. Box 23028  
Tampa, FL 33623  
Tel: (813) 221-4743  
Fax: (813) 221-9171  
eService: servealaw@albertellilaw.com  
By: /s/ Charline Calhoun  
Final Judgment of Foreclosure  
AM - 23-003587  
April 5, 12, 2024 24-00506K

## SECOND INSERTION

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

**CASE NO.:**  
**2024CA-000005-0000-00**  
**FREEDOM MORTGAGE**  
**CORPORATION**  
**PLAINTIFF, VS.**  
**TONYA BECKMAN A/K/A TONYA**  
**MARIE BECKMAN AND JOHN**  
**BECKMAN, ET AL.,**  
**DEFENDANT(S).**

TO: John Beckman  
Last Known Address: 3710 Black Jack Ct, Lake Wales, FL 33898  
Current Residence: UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

Lot 58, COUNTRY OAKS ESTATES, UNIT NUMBER FOUR, according to the plat thereof as recorded in Plat Book 71, Page 49, 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 5-6-24, within or before a date at least thirty

(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 28 day of March, 2024.

STACY M. BUTTERFIELD, CPA,  
CLERK OF CIRCUIT COURT  
As Clerk of Court  
(SEAL) By: /s/ Carolyn Mack  
As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
210 N. University Drive,  
Suite 900,  
Coral Springs, FL 33071  
April 5, 12, 2024 24-00504K



--- ACTIONS / SALES ---

SECOND INSERTION

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

**Case No. 53-2023-CA-005638-000000**  
**Freedom Mortgage Corporation Plaintiff, vs.**  
**The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eddie Howard King a/k/a Eddie King, Deceased; et al Defendants.**

TO: The Unknown Heirs, Devises, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Eddie Howard King a/k/a Eddie King, Deceased  
Last Known Address: Unknown

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

LOT 419, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE(S) 45 THROUGH 55, 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 Amanda

Driscole, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before April 15, 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 March 8, 2024.

Stacy M. Butterfield  
As Clerk of the Court  
By /s/ Carolyn Mack  
As Deputy Clerk  
Amanda Driscole, Esquire,  
Brock & Scott, PLLC,  
the Plaintiff's attorney,  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
File # 23-F01379  
April 5, 12, 2024 24-00499K

SECOND INSERTION

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

**CASE NO.: 2022CA002720000000**  
**FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS.**  
**UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF FREDDY LEE WEST A/K/A FREDDY LEE WEST, SR., ET AL.,**  
**DEFENDANT(S).**

TO: Kannard Donnell Baker  
Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860  
Current Residence: UNKNOWN  
TO: Jayden Davis

Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860  
Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, Devises, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Freddy Lee West a/k/a Freddy Lee West, Sr.  
Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860  
Current Residence: UNKNOWN  
TO: Anthoni Horton

Last Known Address: 4434 Creekside Dr, Mulberry, FL 33860  
Current Residence: UNKNOWN

TO: Dontavious Janard West  
Last Known Address: 611 Spice Trader Way, Apt. G, Orlando, FL 32818  
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 11, CREEKSIDE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 136, PAGE(S) 23 THROUGH 28, 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 MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before 5-6-24, within or before a date at least thirty (30) days after the first publication of this Notice in the 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 28 day of March, 2024.

STACY M. BUTTERFIELD, CPA,  
CLERK OF CIRCUIT COURT  
As Clerk of Court  
(SEAL) By: /s/ Carolyn Mack  
As Deputy Clerk  
MILLER, GEORGE & SUGGS, PLLC,  
Attorney for Plaintiff,  
210 N. University Drive, Suite 900,  
Coral Springs, FL 33071  
April 5, 12, 2024 24-00500K

SECOND INSERTION

**NOTICE OF ACTION**  
**CONSTRUCTIVE SERVICE**  
**PERSONAL PROPERTY**  
IN THE COUNTY COURT OF POLK COUNTY, FLORIDA

**Case No: 2023CC008020000000**  
**Ally Bank v.**  
**Lalaa Bella Boutique, Inc and Romunda Thompson a/k/a Romunda Jean Thompson Defendant(s).**

TO: Romunda Thompson a/k/a Romunda Jean Thompson: LAST KNOWN ADDRESS: 1037 Blackwolf Run Rd, Davenport, FL 33896  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that a complaint for monetary damages and writ of replevin on personal property arising from contract has been commenced to recover possession of the following personal property, last known to be located in Polk County, Florida, more particularly described as follows:  
2019 Lexus NX 300 (VIN No:

JTJYARBZ9K2122005)  
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, before twenty (28) days after the first publication of this notice and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of this Court on the 19 day of March, 2024.

Default Date 4-26-24  
Stacy M. Butterfield  
Circuit and County Courts  
(SEAL) By: /s/ Carolyn Mack  
Deputy Clerk  
LOGS LEGAL GROUP LLP,  
Attorneys for Plaintiff,  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, FL 33487  
23-329686 RP01 AYL  
April 5, 12, 19, 26, 2024 24-00496K

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. 2022CA001808000000**  
**Servbank, SB, Plaintiff, vs.**  
**Dawn Michelle McCullough, et al, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA001808000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Servbank, SB is the Plaintiff and Dawn Michelle McCullough; U.S. Bank Trust National Association, as Trustee of CVF III Mortgage Loan Trust II; Unknown Spouse of Dawn Michelle McCullough; City of Winter Haven, Florida are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 2nd day of May, 2024, the following described property as set forth in said Final Judgment, to wit:

THE WEST 25 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK 6, WINTER HAVEN HEIGHTS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

1, PAGE 69, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
TAX ID:  
26-28-28-605000-006060

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 2nd day of April, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 22-F00622  
April 5, 12, 2024 24-00518K

SECOND INSERTION

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

**CASE No. 2024CA000030000000**  
**CARRINGTON MORTGAGE SERVICES, LLC, PLAINTIFF, VS.**

**SAMANTHA PAULINE JOHNSON A/K/A SAMANTHA JOHNSON A/K/A SAMANTHA P. JOHNSON, ET AL. DEFENDANT(S).**

TO: JOSHUA LEE JOHNSON A/K/A JOSHUA L. JOHNSON  
RESIDENCE: UNKNOWN  
LAST KNOWN ADDRESS: 2575 Edmond Circle, Auburndale, FL 33823

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

The South 70 feet of the North 110 feet of the East 100 feet of the West 260 feet of the SW 1/4 of the NW 1/4 of Section 21, Township 28 South, Range 25 East, Polk County, Florida. Also known as Lots 31 and 32 of Sun Acres as per map recorded in Official Records Book 807, Page 128, 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 this action, on Tromberg, Morris & Poulin, PLLC, attorneys for Plaintiff, whose address is 600 West

Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before 5-3-24 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: 3-26-24  
Stacy M. Butterfield  
Clerk of the Circuit Court  
(SEAL) By: /s/ Carolyn Mack  
Deputy Clerk of the Court  
Tromberg, Morris & Poulin, PLLC,  
attorneys for Plaintiff,  
600 West Hillboro Boulevard,  
Suite 600  
Deerfield Beach, FL 33441  
Our Case #: 23-001968/2024CA000030000000/CMS  
April 5, 12, 2024 24-00495K

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2023-CA-7062**

**MIDFLORIDA CREDIT UNION, Plaintiff, vs.**  
**KIMBERLY HOLT; THE UNKNOWN SPOUSE OF KIMBERLY HOLT; JAMES D. BRESSLER; THE UNKNOWN SPOUSE OF JAMES D. BRESSLER; CHARLES LIST, JR.; THE UNKNOWN SPOUSE OF CHARLES LIST, JR.; LAKE MARIANA ACRES HOMEOWNERS' ASSOCIATION, INC.; STATE OF FLORIDA; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS.**

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS.

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Lot 294, LAKE MARIANA ACRES UNIT THREE, a subdivision according to the plat thereof recorded in Plat Book 76, Pages 25 and 26, of the Public Records of Polk County Florida. TOGETHER with that certain 1986 CYPB singlewide mobile home with VIN No. C14010881065 situated thereon. AND

An undivided 1/331 interest in the recreation area as shown on the plat of LAKE MARIANA ACRES, according to the plat thereof recorded in Plat Book 64, Page 10, of the Public Records of Polk County, Florida; AND An undivided 1/331 interest in Lot 232 of LAKE MARIANA ACRES UNIT TWO, according to the plat thereof recorded in Plat Book 71, Page 35, of the Public Records of Polk County, Florida. Property Address: 1941 Regina Drive, Lake Alfred, Florida 33850

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Avenue, Lakeland, Florida 33801, on or before May 3, 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.

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.

DATE: March 26, 2024  
Stacy M. Butterfield  
Clerk of the Court  
By: /s/ Carolyn Mack, Deputy Clerk  
Gregory A. Sanoba, Esquire  
THE SANOBA LAW FIRM  
422 South Florida Avenue  
Lakeland, Florida 33801  
Phone: (863) 683-5353  
Fax: (863) 683-2237  
April 5, 12, 2024 24-00492K

SECOND INSERTION

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

**CASE NO: 2023CA004790000000**  
**DAVE MURACO, Plaintiff, v.**  
**GREGORY WIDRICK, et al, Defendant(s)**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated March 28, 2024, and entered in 2023CA004790000000, of the Circuit Court in and for POLK County Florida, wherein Dave Muraco, is Plaintiff and Gregory Widrick, Nichole Widrick and United States of America, Internal Revenue Service are Defendant(s), the POLK County Clerk shall sell to the highest bidder for cash as required by Section 45.031, Florida Statutes on May 2, 2024 at 10:00 AM via on-line at www.polk.realforeclose.com, the following described property:  
LOT 49, CHELSEA WOODS AT PROVIDENCE. ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 132 PAGES 3 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.  
Property Address: 521 Chelsea Ave  
Davenport FL 33837

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.

The JD Law Firm  
Attorney for Plaintiff  
P.O. Box 696  
Winter Park, FL 32790  
(407) 864-1403  
Jeff@TheJDLaw.com  
By: /s/ D. Jefferson Davis  
D. Jefferson Davis, Esq.  
Fla. Bar No.: 0073771  
April 5, 12, 2024 24-00519K

SECOND INSERTION

**NOTICE OF SALE**  
**UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

**CASE NO. 2021CA002488**  
**ESTATES AT LAKE HAMMOCK HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.**

**MARIA ELISA OTERO MERCADO; UNKNOWN SPOUSE OF MARIA ELISA OTERO MERCADO; JUAN RAMON OTERO NEGRON; UNKNOWN SPOUSE OF JUAN RAMON OTERO NEGRON & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.**

Notice is given that under a Final Summary Judgment dated March 13, 2024, and in Case No. 2021CA002488 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which ESTATES AT LAKE HAMMOCK HOMEOWNERS ASSOCIATION, INC., the Plaintiff and MARIA ELISA OTERO MERCADO; JUAN RAMON OTERO NEGRON & UNKNOWN SPOUSE OF JUAN RAMON OTERO NEGRON NKA BRENDA L. MORALES OTERO the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00 a.m. on June 11, 2024, the following described property set forth in the Final Summary

Judgment:  
Lot 23, of Estates at Lake Hammock, according to the plat thereof, as recorded in Plat Book 171, Page 23, 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 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 this 3rd day of April 2024.  
By: /s/ Sarah E. Webner  
Sarah E. Webner, Esq.  
Florida Bar No. 92751  
WONSETLER & WEBNER, P.A.  
717 North Magnolia Avenue  
Orlando, FL 32803  
Primary E-Mail for service:  
Pleadings@kwpalaw.com  
Secondary E-Mail:  
office@kwpalaw.com  
(P) 407-770-0846 (F) 407-770-0843  
Attorney for Plaintiff  
April 5, 12, 2024 24-00523K

SECOND INSERTION

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

**532023CA006465000000**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs.**

**DAFFNE ELIZABETH CRUZ; AYLA BOSCARINO-CRUZ; OAKWOOD COMMUNITY ASSOCIATION, 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).**

TO: DAFFNE ELIZABETH CRUZ  
Last Known Address  
1005 TEQUESTA TRAIL  
LAKE WALES, FL 33898  
Current Residence is Unknown

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

THAT PART OF LOTS 56 AND 57, OAKWOOD GOLF CLUB PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 23 THROUGH 25, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: LOTS 56 AND 57 OF SAID OAKWOOD GOLF CLUB PHASE TWO, LESS THE FOLLOWING DESCRIBED PARCEL:  
FROM THE NE CORNER OF LOT 57, AS THE POINT OF BEGINNING, RUN THENCE SOUTH 39 DEGREES 29' 26" EAST, 167.13 FEET; THENCE SOUTH 49 DEGREES 45' 00" WEST, 192.55 FEET; THENCE NORTH 40 DEGREES 33' 38" WEST, 66.49 FEET; THENCE NORTH 59 DEGREES 34' 42" EAST, 66.93 FEET; THENCE NORTH 00 DEGREES 16' 04"

EAST, 141.12 FEET; THENCE NORTH 15 DEGREES 43' 38" WEST, 21.97 FEET TO THE COMMON CORNER OF LOTS 56 AND 57, AND THE P.C. OF A CURVE HAVING A RADIUS OF 50 FEET AND A DELTA OF 37 DEGREES 34' 16", RUN THENCE ON A CHORD BEARING OF NORTH 77 DEGREES 55' 19" EAST, A CHORD DISTANCE OF 32.20 FEET AND AN ARC DISTANCE OF 32.79 FEET TO THE NE CORNER OF LOT 57 BEING THE POINT OF BEGINNING.

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.

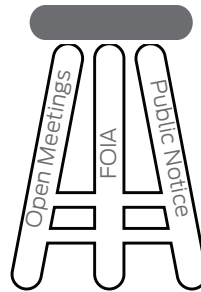
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 March 22, 2024.  
Default Date 4-29-24  
Stacy M. Butterfield  
As Clerk of the Court  
(SEAL) By: /s/ Carolyn Mack  
As Deputy Clerk  
Diaz Anselmo & Associates, P.A.  
P.O. BOX 19519  
Fort Lauderdale, FL 33318  
(954) 564-0071  
answers@dallegal.com  
1496-194483/VP2  
April 5, 12, 2024 24-00489K



# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the **essential elements of public notice:**



**Accessibility**



**Independence**

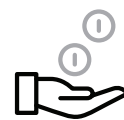


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)