

## 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 10th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309

39413 2015 Jeep VIN#: 1C4NJRBB2FD249083 Lienor: Dodge of Winter Haven 299 Cypress Gardens Blvd Winter Haven 863-299-1243 Lien Amt \$3,518.03  
April 19, 2024 24-00572K

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of Phillip Vitellie and Brandi Marie Kohart will on the 30th day of April 2024, at 10:00 a.m., on property at 705 N. Scenic Highway, Lot #60, Lake Wales, Polk County, Florida 33853, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1963 MARL Mobile Home  
VIN No.: G150CKE30260  
Title No. #: 1474805  
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 19, 26, 2024 24-00571K

## 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 fictitious name of The Grove at Twenty-One Hundred located at 4105 Maine Ave in the County of Polk in the City of Eaton Park, Florida 33840 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

at Polk County, Florida, this 17th day of April, 2024.  
L&H HC Properties, LLC  
April 19, 2024 24-00601K

## 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 GradePower Learning located at, 4525 S. Florida Ave., Suite 19, Lakeland, FL 33813, in the county of Polk, in the city of Lakeland, FL 33813, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated: April 17, 2024.  
POWER LEARNING TEAM III, LLC  
c/o RJ HASKINS, LLC  
19701 GULF BOULEVARD,  
UNIT #209  
INDIAN SHORES, FL 33785  
April 19, 2024 24-00600K

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

A 1973 Mobile Home, VIN 33L202SS1848 and the contents therein, if any, abandoned by previous tenant, Christopher Alan Fortin  
On May 2, 2024 at 9:00am at Shipp Reck Harbor Mobile Home Park, 67 Hatteras Avenue, Winter Haven, FL 33880.  
THE EDWARDS LAW FIRM, PL  
500 S. Washington Boulevard,  
Suite 400  
Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorney for Shipp Reck Harbor Mobile Home Park  
By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
April 19, 26, 2024 24-00581K

## FIRST INSERTION

**LEGAL NOTICE**

Public Notice of Registered Assumed Name

Florida, Polk County  
Please be advised that .Logan-Konarzewski: :Luke-Daniel; and .Konarzewski: :Luke-Daniel; and .Logan: :Tiara-Amanda (Authorized Representative/Executor/Name Holder); 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: LUKE DANIEL KONARZEWSKI and also known as LUKE DANIEL KONARZEWSKI-LOGAN; and the nature of said business is commerce. This statement is to be filed with the clerk of this county, this day of April 2024, Kissimmee, Florida, Polk County. MN SOS File #'s 1464161100020 and 1466363100028 File date: March 28, 2024, Status: Active/Good Standing  
April 19, 26, 2024 24-00595K

## 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 Blue Pinnacle Travel Company, located at 668 Portofino Dr, in the City of Poinciana, County of Polk, State of FL, 34759, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 of April, 2024.  
Laurine Elizabeth Bennett  
668 Portofino Dr  
Poinciana, FL 34759  
April 19, 2024 24-00594K

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

The following personal property of STEPHEN NEIL MITTON, will, on May 1, 2024, at 10:00 a.m., at 230 May Street, Lot #230MAY, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1965 TITAN MOBILE HOME, VIN: 1160122854, TITLE NO.: 0002165009  
and all other personal property located therein  
PREPARED BY:  
J. Matthew Bobo  
Lutz, Bobo & Telfair, P.A.  
2 North Tamiami Trail, Suite 500  
Sarasota, Florida 34236  
April 19, 26, 2024 24-00589K

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 05/03/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 WEST mobile home bearing Vehicle Identification Number GAFLN07A25298W2 and all personal items located inside the mobile home. Last Tenant: Danny Melvin Figueroa Perez. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.  
April 19, 26, 2024 24-00591K

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of J & N INSTALL, d/b/a J&N Stone Installation, LLC located at 135 Bargain Barn Road in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of April, 2024.  
Mario Ortiz  
April 19, 2024 24-00573K

## FIRST INSERTION

**FICTITIOUS NAME NOTICE**

Notice Is Hereby Given that Cypress Gardens CCSS LLC, 9349 Waterstone Blvd, #200, Cleveland, OH 45249, desiring to engage in business under the fictitious name of CubeSmart 4377, with its principal place of business in the State of Florida in the County of Polk, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

April 19, 2024 24-00578K

## FIRST INSERTION

**PUBLIC SALE**

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

May 13, 2024  
Jamie's Collision  
2801 US HWY 17-92 W, Haines City, FL 2012 FIAT 3C3CFAR7C7383295  
\$2881.84  
April 19, 2024 24-00577K

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KMI Services located at 3850 Anchuca Dr., Ste. 14 in the City of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of April, 2024.  
Korey McGee  
Korey McGee Inc  
April 19, 2024 24-00599K

## --- ESTATE ---

## FIRST INSERTION

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

File No. **2023CP0034830000XX**  
IN RE: ESTATE OF **MARTHA I. ROSAS-MADINE, A/K/A MARSHA IRIS ROSAS-MADINE**  
Deceased.

The administration of the estate of Martha I. Rosas-Madine, A/K/A Martha Iris Rosas-Madine, deceased, whose date of death was July 11, 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 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 19, 2024.  
**Personal Representative:**  
/s/ Mayra I. Moryc  
Mayra I. Moryc  
6213 Compass Ln.  
Tampa, FL 33611

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@attypip.com  
Secondary E-Mail: Suzie@attypip.com  
April 19, 26, 2024 24-00575K

## --- ESTATE ---

## FIRST INSERTION

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

Case No. **2024CP0006710000XX**  
IN RE: ESTATE OF **ELIGIO SANCHEZ**  
Deceased.

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

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

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

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

**Personal Representative:**  
**Ana Sanchez**  
1031 Biltmore Place  
Lakeland, FL 33801  
Attorney for Personal Representative:  
Daniel Medina, B.C.S., Attorney  
Florida Bar No. 0027553  
MEDINA LAW GROUP, P.A.  
425 S. Florida Avenue,  
Suite 101  
Lakeland, FL 33801  
Telephone: (863) 682-9730  
Fax: (863) 616-9754  
E-Mail: dan@medinapa.com  
BARRED.  
sam@medinapa.com  
April 19, 26, 2024 24-00598K

## FIRST INSERTION

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

File Number **2024CP000638**  
IN RE: ESTATE OF **ALBERT ARAGON**  
Deceased

The administration of the Estate of ALBERT ARAGON, deceased, File Number 2024CP000638, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO BOX 9000, Bartow, Florida 33831. The Estate is Intestate. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

whom a copy of this notice is required to be served must file their claims with the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICES 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 DEATH IS BARRED.

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

**Personal Representative:**  
/s/ **Rubin Aragon**  
**RUBIN J. ARAGON**,  
716 NW 8th Street  
Boynton Beach, Florida 33426  
Attorney for Personal Representative:  
/s/ Robert D. Schwartz  
ROBERT D. SCHWARTZ, ESQ.  
Florida Bar No. 028525  
1901 S. Congress Avenue,  
Suite 215 Boynton  
Beach, Florida 33426  
Telephone: (561) 736-3440  
E-mail: robert@schwartzpa.com  
April 19, 26, 2024 24-00597K

## FIRST INSERTION

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

File No. **24-CP-586**  
IN RE: ESTATE OF **DAYLIN JORDAN CAMPBELL**,  
Deceased.

The administration of the estate of DAYLIN JORDAN CAMPBELL, deceased, whose date of death was April 16, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. 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 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 19, 2024.

**CANICE JORDAN**  
**Personal Representative**  
723 Wildabon Avenue  
Lake Wales, FL 33853  
**DERRICK CAMPBELL**  
**Personal Representative**  
3311 Queens Cove Loop  
Winter Haven, FL 33880  
Robert D. Hines, Esq.  
Attorney for Personal Representatives  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue,  
Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jriviera@hnh-law.com  
April 19, 26, 2024 24-00584K

## FIRST INSERTION

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

File No. **53-2024-CP-000961-0000-XX**  
Division 14  
IN RE: ESTATE OF **DONALD LEE RIECK SR.**  
Deceased.

The administration of the estate of Donald Lee Rieck Sr., deceased, whose date of death was September 20, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal 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 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.

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

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

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

## FIRST INSERTION

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

File No. **2024-CP-000794**  
IN RE: ESTATE OF **JOHN GEORGE MERCER**  
a/k/a **JOHN G MERCER**  
a/k/a **JOHN MERCER**  
Deceased.

The administration of the Estate of John George Mercer a/k/a John G Mercer a/k/a John Mercer, deceased, whose date of death was February 10, 2024, 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 Attorney are set forth below.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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 19, 2024.

**Personal Representative:**  
**Nicole D. Rieck-Rubo**  
5805 Hart Road  
Lakeland, Florida 33810  
**Michael J. Rieck**  
925 Agusta Pointe Drive  
Palm Beach Gardens, Florida 33418  
Attorney for Personal Representative:  
L. Caleb Wilson, Attorney  
Florida Bar Number: 73626  
Craig A. Mundy, P.A.  
4927 Southfork Drive  
Lakeland, Florida 33813  
Telephone: (863) 647-3778  
Fax: (863) 647-4580  
E-Mail: caleb@mundylaw.com  
April 19, 26, 2024 24-00576K

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 19, 2024.

**Personal Representative:**  
**Roxane Mercer**  
825 Kriger Road  
Attica, New York 14011  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
314 S Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atacouselaw.com  
Secondary E-Mail:  
ashley.cribbis@atacouselaw.com  
April 19, 26, 2024 24-00580K

## --- SALES ---

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**CASE NO.: 2022-CA-003371**

**LAKE TRACY ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. RYAN TRUONG, individually; JENNY THI NGUYEN, individually; CREDIT CORP SOLUTIONS INC.; Defendants,**

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated April 4, 2024, and entered in Case Number: 2022-CA-003371, of the Circuit Court in and for Polk County, Florida, wherein LAKE TRACY ESTATES HOMEOWNERS ASSOCIATION, INC., is the Plaintiff, and RYAN TRUONG, individually; JENNY THI NGUYEN, individually; CREDIT CORP SOLUTIONS INC.; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale online at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 3rd day of June, 2024 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 110 Lake Tracy Court, Haines City, Florida 33844

Property Description: Lot(s) 5, LAKE TRACY ESTATES, according to the Plat thereof as recorded in Plat Book 155, Pages 28 through 31, of the

Public Records of Polk County, Florida.

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

/s/ Alicia S. Perez  
John L. Di Masi  
Florida Bar No.: 0915602  
Patrick J. Burton  
Florida Bar No.: 0098460  
Brian S. Hess  
Florida Bar No.: 0725072  
Helena G. Malchow  
Florida Bar No.: 0968323  
Eileen Martinez  
Florida Bar No.: 0101537  
Eryn M. McConnell  
Florida Bar No.: 0018858  
James E. Olsen  
Florida Bar No.: 0607703  
Alicia S. Perez  
Florida Bar No.: 0091930  
Toby Snively  
Florida Bar No.: 0125998  
DI MASI | BURTON, P.A.  
801 N. Orange Avenue,  
Suite 500  
Orlando, Florida 32801  
Ph (407) 839-3383 Fx (407) 839-3384  
Primary E-Mail:  
JDLaw@orlando-law.com  
Attorneys for Plaintiff  
April 19, 26, 2024 24-00570K

## 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. 2023CA006798000000 PLANET HOME LENDING, LLC, Plaintiff, vs. ANGEL LUIS HERNANDEZ A/K/A ANGEL L. HERNANDEZ, JR. A/K/A ANGEL L. HERNANDEZ A/K/A ANGEL HERNANDEZ AND BETHSSY LEONOR HERNANDEZ A/K/A BETHSSY L. HERNANDEZ, et al. Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 7, 2024, and entered in 2023CA006798000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein PLANET HOME LENDING, LLC is the Plaintiff and ANGEL LUIS HERNANDEZ A/K/A ANGEL L. HERNANDEZ, JR. A/K/A ANGEL L. HERNANDEZ A/K/A ANGEL HERNANDEZ; BETHSSY LEONOR HERNANDEZ A/K/A BETHSSY L. HERNANDEZ; GOODLEAP, LLC; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on May 07, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 965, POINCIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK

53, PAGES 4 THROUGH 18, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
Property Address: 1640 REDFIN DR, POINCIANA, FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 11 day of April, 2024.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: \S\ Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsalem@raslg.com  
23-156994 - NaP  
April 19, 26, 2024 24-00579K

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA**  
**CASE NO.: 2023-CA-006452**

**HIGHLAND PLACE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC. a Florida non-profit Corporation, Plaintiff, vs. JOSHUA STANTON GRANT, NIKKI LOUISE GRANT, NATHALIE BEAUDRY, INGRID R. GRANT, DONNA KNARR, UNKNOWN TENANT #1, UNKNOWN TENANT #2 Defendants,**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on April 4, 2024 in Case No. 2023-CA-006452, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND PLACE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., a Florida not for profit corporation ("ASSOCIATION" or "HIGHLAND PLACE"), are the Plaintiffs and, JOSHUA STANTON GRANT, NIKKI LOUISE GRANT, NATHALIE BEAUDRY, INGRID R. GRANT, DONNA KNARR, UNKNOWN TENANT #1, 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 21, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

LEGAL DESCRIPTION: Lot 29 as shown on the Plat entitled

"Highland Place" and recorded in the Public Records of Polk County, Florida in Plat Book 168, pages 18 & 19 with the following street address: 428 Rooks Loop, Haines City, FL 33844.

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 10th day of April, 2024.

/s/ Shay M. Beaudoin  
PATRICK H. WILLIS, ESQUIRE  
Florida Bar No.: 526665  
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  
Telephone: (407) 903-9939  
Attorneys for Plaintiff  
113336-0018  
April 19, 26, 2024 24-00569K

## FIRST INSERTION

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

**CASE NO.: 2023CA-007023-0000-00**

**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs.**

**KELLY TAYLOR MCGRATH; FLORIDA HOUSING FINANCE CORPORATION.; CHELSEA OAKS TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF KELLY TAYLOR MCGRATH; 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 170, CHELSEA OAKS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 134, PAGE 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.  
PROPERTY ADDRESS: 6354 SEDGEFORD DR, LAKE-LAND, FL 33811  
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

If you are a person with a disability who needs 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 16 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  
23-03688  
April 19, 26, 2024 24-00592K

## FIRST INSERTION

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

**CASE NO: 2023CA006010000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.**

**TREVOR COLDIRON A/K/A TREVOR JAMES COLDIRON; POLK COUNTY; RESTORATION DEPOT LLC; STATE OF FLORIDA; MV REALTY PBC, LLC; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Mortgage Foreclosure dated April 04, 2024 entered in Civil Case No. 2023CA006010000000 of the Circuit Court of the 10TH Judicial Circuit in and for Polk County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and TREVOR COLDIRON, et al, are Defendants. The Clerk, STACY M. BUTTERFIELD, CPA, shall sell to the highest and best bidder for cash at Polk County's On-Line Public Auction website: https://www.polk.realforeclose.com, at 10:00 AM on May 21, 2024, in accordance with Chapter 45, Florida Statutes, the following described property located in Polk County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure to-wit:

THE SOUTH 1/2 OF TRACT 5, UNRECORDED MARCUM ACRES, MORE PARTICULARLY DESCRIBED AS: THE SOUTH 130.0 FEET OF THE NORTH 1992.0 FEET OF THE EAST 334.5 FEET OF THE EAST 1/2 OF THE SOUTH-

WEST 1/4 OF SECTION 13, TOWNSHIP 27 SOUTH, RANGE 23 EAST, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 25.0 FEET FOR ROAD RIGHT-OF-WAY ALSO SUBJECT TO A UTILITY EASEMENT ACROSS THE EAST 7.5 FEET THEREOF.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

/s/ Todd Drosky  
Todd C. Drosky, Esq.  
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP  
One East Broward Boulevard,  
Suite 1111  
Fort Lauderdale, Florida 33301  
Telephone: (954) 522-3233 | Fax:  
(954) 200-7770  
FL Bar #: 54811  
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
fleservice@flwlaw.com  
04-097109-F00  
April 19, 26, 2024 24-00583K

## --- ESTATE ---

## FIRST INSERTION

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

**CASE NO.: 532024CP0005930000XX**  
**IN RE: ESTATE OF VICTORIA BEAVER, Deceased.**

The administration of the Estate of VICTORIA BEAVER, deceased, whose date of death was October 27, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 19, 2024.

**Cynthia L. Crooks**  
3013 Lee Shore Loop  
Orlando, Florida 32820

**Personal Representative**  
Craig S. Pearlman, Esquire  
Florida Bar No. 245501  
Melissa Wheaton, Esquire  
Florida Bar No. 641324  
Killgore, Pearlman, & Semanie, P.A.  
800 North Magnolia Ave.  
Suite 1500  
Orlando, Florida 32803  
Telephone: 407-425-1020  
Email: cpearlman@kpsds.com  
Email: mwheaton@kpsds.com  
Secondary Email:  
afosterho@kpsds.com  
Attorney for the Personal Representative  
April 19, 26, 2022 24-00588K

## FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA**  
**PROBATE DIVISION**

**File No.: 24CP-1064**  
**IN RE: ESTATE OF ROBERT FIELDS, Deceased**  
**SSN: XXX-XX-8044**

The administration of the estate of ROBERT FIELDS, deceased, whose date of death was December 20, 2023, and whose Social Security Number is XXX-XX-8044, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 19th day of April, 2024.

Signed on this 16th day of April, 2024.

**Personal Representative**  
**Gov B. Fields**  
5604 Hillview Ct.  
Lakeland, FL 33810  
Attorney for Personal Representative:  
/s/ Michael A. Johnson  
Michael A. Johnson  
Florida Bar #: 0474258  
P.O. Box 1397  
Lakeland, FL 33802-1397  
Telephone: (863) 688-0741  
Fax#: (863) 688-0472  
Primary email:  
majlaw@tampabay.rr.com  
April 19, 26, 2024 24-00593K

## FIRST INSERTION

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

**CASE NO.: 2023CA000323000000 U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST, Plaintiff, v. PATRICIA ANN GAFFNEY, et al., Defendants.**

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated April 4, 2024, issued in and for Polk County, Florida, in Case No. 2023CA000323000000, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF THE LB-RANCH SERIES V TRUST is the Plaintiff, and PATRICIA ANN GAFFNEY, THE UNKNOWN HEIRS, DEVICES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER OR AGAINST CLYDE A. GAFFNEY A/K/A CLYDE ANDREW GAFFNEY, DECEASED, PAUL GAFFNEY, COUNTRY TRAILS PROPERTY OWNERS' ASSOCIATION, INC., CITIFINANCIAL EQUITY SERVICES, UNKNOWN PARTY #1 N/K/A GIAN HATHAWAY, UNKNOWN PARTY #2 N/K/A ISABELLE HATHAWAY, UNKNOWN PARTY #3 N/K/A TRACY HATHAWAY and UNKNOWN PARTY #4 N/K/A ERIC HATHAWAY are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on May 21, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 44, COUNTRY TRAILS

PHASE FOUR UNIT 1, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 88, PAGES 9 AND 10, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1992 SINGLEWIDE WEST MOBILE HOME BEARING TITLE NUMBER: 66950689; VIN NUMBER GAFLM5A1371IWE  
Property Address: 9002 Woodview Dr, Polk City, FL 33868  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 12th day of April, 2024.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
April 19, 26, 2024 24-00586K

**How much do legal notices cost?**

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice Email:  
**legal@businessobserverfl.com**

**HOW TO PUBLISH YOUR LEGAL NOTICE**

**IN THE BUSINESS OBSERVER**

**CALL 941-906-9386**  
and select the appropriate County name from the menu option  
**OR**  
e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Business Observer**

--- ACTIONS / SALES ---

FIRST INSERTION

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

WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEE, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GARY M. GOBERNIK A/K/A GARY GOBERNIK, DECEASED, ET AL. Defendants.

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

RIAL LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 134, PAGE(S) 32 THROUGH 35, 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 eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before May 16, 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 or-

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

WITNESS my hand and seal of the Court on this 8 day of April, 2024. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Carolyn Mack Deputy Clerk

eXL Legal, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 1000006107 April 19, 26, 2024 24-00574K

FIRST INSERTION

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

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. KENNETH R. GOSS, JR. A/K/A KENNETH R. GOSS, et. al. Defendant(s).

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

2, OF ROOSEVELT MANOR, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 7, 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 counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before May 20, 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 11th day of April, 2024.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Lynnette Burke DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-182649 April 19, 26, 2024 24-00585K

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2024CA0009101000000 BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROLYN ANNETTE HOWELL AKA CAROLYN A. HOWELL, DECEASED, et al. Defendant(s).

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEE, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROLYN ANNETTE HOWELL AKA CAROLYN A. HOWELL, DECEASED

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

LOT(S) 3 AND 4, BLOCK 20 OF BRADLEY JUNCTION AS RECORDED IN PLAT BOOK 3, PAGE 9, ET SEQ., OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 6960 2ND STREET BRADLEY FL 33835 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

Default Date: May 17, 2024 WITNESS my hand and the seal of this court on this 9th day of April, 2024.

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Lynnette Burke Deputy Clerk Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR- 24-002813 April 19, 26, 2024 24-00587K

FIRST INSERTION

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

CASE NO.: 2024CA-000298-0000-00 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. KENNETH CHARLES PORTER, et al., Defendants.

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

ING, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 22 AND 23, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before 5-20-24, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the 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 10 day of April, 2024. STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By /s/ Carolyn Mack As Deputy Clerk

De Cubas & Lewis, P.A., Attorney for Plaintiff, PO BOX 5026, CORAL SPRINGS, FL 33310 24-00010 April 19, 26, 2024 24-00590K

FIRST INSERTION

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

CASE NO. 2023CA-005816-0000-00 NORTHBRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC. Plaintiff(s) vs. ISAAC FRIAS ESTEVEZ, ET AL. Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on February 29, 2024 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

TATES, according to the plat thereof, as recorded in Plat Book 167, Pages 6 through 10, of the Public Records of Polk County, Florida with property address: 204 Taft Drive, Davenport, FL 33837.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 29th day of April, 2024.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding,

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

WITNESS my hand and the seal of the Court on this 1st day of March, 2024.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/ Lynnette Burke Deputy Clerk April 19, 26, 2024 24-00596K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2023CA005462000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. LINDA G. NICHOLS A/K/A LINDA NICHOLS, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE ESTATE OF LINDA G. NICHOLS A/K/A LINDA NICHOLS A/K/A LINDA GAIL NICHOLS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS

ADDRESS: UNKNOWN RONDA L. LACOE 904 SPIRIT LAKE RD, WINTER HAVEN, FL 33880 MELISSA JEWEL STEWART 904 SPIRIT LAKE RD, WINTER HAVEN, FL 33880 UNKNOWN SPOUSE OF MELISSA JEWEL STEWART

904 SPIRIT LAKE RD, WINTER HAVEN, FL 33880 DOUGLAS S. DAVIS 5601 CYPRESS GARDENS RD #52, WINTER HAVEN, FL 33880 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 103, OF JAN-PHYL VIL-LAGE UNIT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 28, 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 17, 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 9th day of April, 2024.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Lynette Burke 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 23-07236FL April 19, 26, 2024 24-00582K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 J 03 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE The following personal property of Fred Leonard Schmelz 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

SECOND 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 Nos.: 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

SECOND 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

SECOND 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

## --- ESTATE ---

## SECOND 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

## SECOND 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 the first publication of this Notice is April 12, 2024.

/s/ Christine J. Lomas  
Curator

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
POLK COUNTY, FLORIDA  
PROBATE DIVISION  
Case Number: 24CP-1190  
IN RE: ESTATE OF  
Catherine E. Forman  
deceased.

The administration of the estate of Catherine E. Forman, deceased, Case Number 24CP-1190, 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 co-personal representatives and the co-personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 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 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/ Dwayne David Forman  
Co-Personal Representative

Address: 2232 Dorset Road,  
Upper Arlington, OH 43221

/s/ Jason Michael Forman  
Co-Personal Representative

Address: 7619 Brian Loop,  
Lakeland, FL 33810

/s/MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire

114 S. Lake Avenue

Lakeland, Florida 33801

(863) 687-0567

Mwillison@mwllison.com

Attorney for Co-Personal  
Representatives

April 12, 19, 2024

24-00566K

## SECOND 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

## SECOND 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

Cbost3@aol.com;

Christine@probateestatelaw.com

April 12, 19, 2024

24-00526K

## SECOND 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

## --- ACTIONS / SALES ---

## SECOND 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 ¼ OF THE NW ¼ 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

## SECOND 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. Whitington, Joseph F. Jorkowski, 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. Whitington, 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, Tiui Reimo, Tuula K. Towey, William F. Thurburg, 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 617.52 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE 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 SOUTHEAST 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 CADWELL 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 & S-

ociates, 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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 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 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

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. 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 WHIS-

PERING 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

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-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 CLAIM-

ING 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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 Apr. 12, 19, 26; May 3, 2024 24-00556K

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.: 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

--- ACTIONS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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

SECOND 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

THIRD 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 RPO1 AYL
April 5, 12, 19, 26, 2024 24-00496K

SECOND 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 Volume 6147, Page 325, Public

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

SECOND 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

THIRD 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 Shinnecock 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.

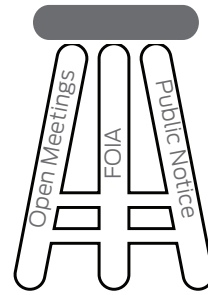
WITNESS my hand and seal of this Court on the 27 day of March, 2024.

May 6, 2024
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
23-329382 RPO1 AYL
April 5, 12, 19, 26, 2024 24-00509K

# 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
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- 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

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

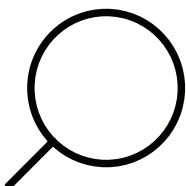


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

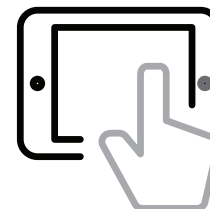
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



### Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



### Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

### Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



## Types Of Public Notices

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#### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
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### Stay Informed, It's Your Right to Know.

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