Public Notices



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

JUNE 7 - JUNE 13, 2024

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 June 28th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL

38461 2015 Kia VIN#: 5XXG-M4A7XFG479539 Lienor: Dyer Kia Lake Wales 23280 Highway 27 Lake Wales 863-676-0595 Lien Amt \$585.25 June 7, 2024 24-00815K

FIRST INSERTION

Notice of Public Sale

Affordable secure Storage-Lakeland 1925 George Jenkins Blvd Lakeland, Fl 33815 863-682-2988

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

D07 Jennie Crumley **K02** Shiree Saunders A38 Eddie Spinks B39 Patrick Leis B40 Oliver Johnson A39 Herbert Manago M26 Lexi White C40 Jeremiah Redden F03 Courtney Evju M07 Erica Lewis C33 Pierre Allen D28 Lionell Gary D26 David Donaldson A31 Brenda Lucas A14 Robert Evans D19 Robert Evans J11 Erica Lewis Auction date: 07.23.2024

24-00816K

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 Liveline foam, located at 4260 olinger farm rd, in the City of Lakeland, County of Polk, State of FL, 33810, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 30 of May, 2024. INFINITY BROTHERS CORP 4260 olinger farm rd Lakeland, FL 33810

24-00817K

FIRST INSERTION

Notice Under Fictitious Name Law cording to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bridal and Formal Alterations by Vesna located at 225 Rydalmont Rd in the City of Winter Haven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of May, 2024. Vesna Stewart

June 7, 2024 24-00838K

FIRST INSERTION

DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Friday, June 21, 2024 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the

this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http://lakeashton2cdd.com, by contacting the District Manager, Jason Greenwood, at jgreenwood@ gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@ gms-tampa.com by Wednesday, June 19, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted

The meeting is open to the public and will be conducted in accordance time and place to be specified on the record at such meeting.

Any person requiring special ac-

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

Each person who decides to appeal

any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the tes timony and evidence upon which such appeal is to be based.

FIRST INSERTION NOTICE OF SALE

Affordable Self Storage of Bartow

1515 Centennial Blvd. Bartow, FL 33830 $\,$ (863)533-5597 Personal property consisting of sofas,

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

tificates required, if applicable.

B21 L. Lindsey
B30 L. E. Ratcliff & S. Wilcox

F19 P. Hicks G25 N. Williamson

H28 J. Nichols

H31 Y. Moore S. Morrison

Units will be listed on www.storageauctions.com Auction ends on June

24,2024@11:00 AM or after June 7, 14, 2024 24-00830K

FIRST INSERTION

NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 885701 from Rayl Engineering & Surveying, LLC., 810 E Main Street, Bartow, FL 33830. Application received: 5/8/2024. Proposed activity: Commercial Car Wash Project name: Bubble Down - Spring Hill Project size: 1.19 acres. Location: Section(s) S 16 Township 23 S, Range 17 E, in Hernando County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters. org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida $33637\ \mathrm{or}\ \mathrm{submit}\ \mathrm{your}\ \mathrm{request}\ \mathrm{through}\ \mathrm{the}\ \mathrm{District's}\ \mathrm{website}\ \mathrm{at}\ \mathrm{www.watermatters}.$ org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103. June 7, 2024

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT

meeting.
Additional information regarding

with the provisions of Florida law for community development districts. The meeting may be continued to a date,

Jason Greenwood, District Manager

FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE

NOTICE OF ACTION

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

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

Loans, LLC f/k/a Quicken Loans Inc. Plaintiff, -vs.-Unknown Heirs, Devisees, Grantees,

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

a/k/a Jesse Medrano; Daniel

Martin Medrano; Simon Medrano;

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

Mendoza; Unknown Spouse of Marie

Delaluz Esquivel a/k/a Mary Equivel a/k/a Marie Delaluz Medrano;

Unknown Spouse of Julia Medrano

Shellar Ran Pilkington; Raymond

Rickett a/k/a Julia M. Rickett a/k/a Julia Medrano Garcia: GTE Federal Credit Union d/b/a GTE Financial; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Melissa Ruiz; Reina Ann Greer; Amanda Medrano: Josie Medrano: Steven Medrano; Jessica Medrano; Unknown Spouse of Melissa Ruiz; Unknown Spouse of Reina Ann Greer; Unknown Spouse of Amanda Medrano; Unknown Spouse of Josie Medrano: Unknown Spouse of Steven Medrano; Unknown Spouse of Jessica Medrano: Bartow HMA LLC DBA Bartow Regional Medical Center

Defendant(s).

TO: Unknown Spouse Angela Campos a/k/a Angelita Campos a/k/a Angelita Medrano: LAST KNOWN ADDRESS: 3132 Suwannee Street, Zolfo Springs, FL 33890, Unknown Spouse of Gilbert Leyva: LAST KNOWN ADDRESS: 806 Georgia Street, Wauchula, FL 33873. Unknown Spouse of Shellar Ran Pilkington: LAST KNOWN ADDRESS: 2110 Eagle Drive, Wauchula, FL 33873 and Unknown Spouse of Suzanna Medrano: LAST KNOWN ADDRESS:106 Northwest 67th Street, Fort Lauderdale, FL 33309

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs. devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that

an action has been commenced to fore-

close a mortgage on the following real

property, lying and being and situated

WITNESS my hand and seal of this Court on the 17 day of May, 2024. Default Date: June 24, 2024 Stacy M. Butterfield

call 711.

in Polk County, Florida, more particu-

LOT 16, IN BLOCK 18, OF

WESWEGO UNIT #3, LAKE-LAND, FLORIDA, ACCORD-ING TO PLAT THEREOF RE-

CORDED IN PLAT BOOK 12, PAGE 32, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA,

RANGE 23, TOWNSHIP 28,

more commonly known as 1123

North Swindell Avenue, Lake-

This action has been filed against you

and you are required to serve a copy

of vour written defense, if any, upon

LOGS LEGAL GROUP LLP, Attorneys

for Plaintiff, whose address is 750 Park

of Commerce Blvd., Suite 130, Boca Ra-

ton, FL 33487, within thirty (30) days

after the first publication of this notice

and file the original with the clerk of

this Court either before with service

on Plaintiff's attorney or immediately

thereafter: otherwise a default will be

entered against you for the relief de-

If you are a person with a disability who needs any accommoda-

tion in order to participate in this

proceeding, you are entitled, at no

cost to you, to the provision of

certain assistance. Please contact the

Office of the Court Administrator.

255 N. Broadway Avenue, Bartow,

Florida 33830, (863) 534-4686, at

least 7 days before your scheduled

court appearance, or immediately

upon receiving this notification if

the time before the scheduled ap-

pearance is less than 7 days; if

you are hearing or voice impaired,

manded in the Complaint.

larly described as follows:

SECTION 11.

land, FL 33805.

Circuit and County Courts (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

LOGS LEGAL GROUP LLP, Attorneys for Plaintiff. 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487

22-326087 FC01 RFT June 14, 21, 2024 24-00820K

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection Southwest District Office Draft Air Permit No. 105139-015-AC Schwarz Partners Packaging, LLC, MaxPak Polk County, Florida

Applicant: The applicant for this project is Schwarz Partners Packaging, LLC. The applicant's authorized representative and mailing address is: Kevin Bailey, General Manager, Schwarz Partners Packaging, LLC, MaxPak, 2808 New Tampa Hwy, Lakeland, FL 33815.

Facility Location: Schwarz Partners Packaging, LLC operates the existing MaxPak facility, which is located in Polk County at 2808 New Tampa Hwy in Lakeland, Florida.

Project: This project modifies the maximum throughput rate listed in 1050139-014-AC for EU No. 001, Corrugated Board Trim Waste Collection System. The previous operating capacity of 1,867 lb/hour will be revised to 4,408 lb/hour.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters

62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work. The Permitting Authority responsible for making a permit determination for this project is the Southwest District Office. The Permitting Authority's physical address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 North Telecom Parkway, Suite 101, Temple Terrace, Florida 33637-0926. The Permitting Authority's phone number is 813-470-5700. Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the physical address indicated above for the Permitting Authority. The complete project file includes the Draft Permit, the Technical Evaluation and Preliminary

Determination, the application and information submitted by the applicant (exclusive of confidential records under Section 403.111, F.S.). Interested persons may contact the Permitting Authority's project engineer for additional information at the address and phone number listed above. In addition, electronic copies of these documents are available on the following web site: https://fldep.dep.state.fl.us/air/emission/apds/default.asp. Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of the Corrugated Board Trim Waste Collection System will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-210, 62-212, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a Final Permit

in accordance with the conditions of the proposed Draft Permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

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

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

when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so state; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this Public Notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the

purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of

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

Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation: Mediation is not available in this proceeding.

--- ACTIONS ---

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.

FIRST INSERTION

53-2023-CP-002087-0000-XX IN RE: ESTATE OF PATRICIA A. LONIGAN Deceased.

The administration of the estate of Patricia A. Lonigan, deceased, whose date of death was May 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative: Marianne B. Lehman

407 Birksdale Court Winter Haven, Florida 33884 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051

E-Mail: mturner@straughnturner.com ahall@straughnturner.com 24-00832K June 7, 14, 2024

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-0595 IN RE: ESTATE OF JOHN ROBERT BULLARD, Deceased SSN: XXX-XX-5669

The administration of the estate of JOHN ROBERT BULLARD, deceased, whose date of death was January 23, 2024, and whose Social Security Number is XXX-XX-5669, 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 petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED.

NOTWITHSTANDING 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 7th day of June, 2024. Signed on this 5th day of June, 2024.

> Petitioner: Daniel John Bullard 1010 Olive Ct.

North Liberty, IA 52317 Attorney for Petitioner: 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 June 7, 14, 2024 24-00857K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2024-CP-001710-0000-XX IN RE: Estate of MARK TAYLOR ATHERTON,

Deceased. The administration of the estate of Mark Taylor Atherton, deceased, whose date of death was March 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative: /s/ Amanda Atherton Amanda Atherton 4705 Grand Ave S

Minneapolis, Minnesota 55419 Attorney for Personal Representative: AMY L. PHILLIPS Attorney for Personal Rep. Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 (863) 268-8292 amy@amyphillipspllc.com 24-00849K June 7, 14, 2024

FIRST INSERTION

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

PROBATE DIVISION
FILE No. 2024CP0007210000:XX IN RE: THE ESTATE OF ANTHONY JOHN MICHAEL, Deceased.

The administration of the Estate of Anthony John Michael, deceased, whose date of death was , is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000. Drawer CC-1. Bartow. FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 7, 2024.

/s/ Christina Nordmark Christina Nordmark Personal Representative 1107 Meadow Run Rd

Wilkes-Bane, PA 18702 /s/ Kimberly M. Kostun Kimberly M. Kostun, Esq. Florida Bar. No.: 177090 Hinman, Howard & Kattell, LLP Attorneys for Personal Representative 4600 N Ocean Blvd Suite 206 Boynton Beach, FL 33435 Tel: (561) 276-1008 E-Service: KKOSTUN@HHK.COM HHKFLDocDelivery@hhk.com Facsimile: (561) 272-2793 June 7, 14, 2024

FIRST INSERTION

POLK COUNTY

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-006229-0000-00 SILVERLEAF RESORTS, LLC

Defendant(s). Notice is hereby given that on 7/2/24 at

10:00 a.m. Eastern time at www.polk

realforeclose.com, Clerk of Court, Polk

County, Florida, will offer for sale of the

SWORTH, SUSAN APRIL KILL-

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, a vacation

resort in Polk County, Florida

(the "Resort"), according to the Declaration of Restrictions, Cov-

enants 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 amend-

ments thereto (collectively (the

"Declaration"), with the exclusive

right to occupy the Unit during the

Use Period below, as said Use Pe-

riod is defined in the Declaration.

upon and subject to all the terms,

restrictions, covenants, conditions

and provisions in the Declaration

Interest 1.923%, Use Period No./

and any amendments thereto

CHARLES ALLEN MILLER

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, a vacation

resort in Polk County, Florida

(the "Resort") , according to the Declaration of Restrictions, Cov-

enants 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 amend-

ments thereto (collectively (the "Declaration"), with the exclusive

right to occupy the Unit during the

Use Period below, as said Use Pe-

riod is defined in the Declaration,

upon and subject to all the terms,

restrictions, covenants, conditions

and provisions in the Declaration

Interest 1.923% , Use Period No./

WILLIAM H. PIERCE JR, TONI

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, a vacation

resort in Polk County, Florida

(the "Resort"), according to the Declaration of Restrictions, Cov-

enants and Conditions recorded

in Volume 06046, Page 0473 and

amended by the Supplemental

and any amendments thereto

Unit No. 42/0022, C,

COUNT VI

Unit No. 1/0013, B,

COUNT III

KILLING-

following described real property:

RICHARD S.

INGSWORTH

KILLINGSWORTH ET AL.,

Plaintiff, vs.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.

53-2024-CP-001264 IN RE: ESTATE OF THOMAS WILLIAM CROWL, a/k/a Thomas W. Crowl,

Deceased. The Administration of the Estate of Thomas William Crowl, deceased, whose date of death was April 12, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 7, 2024.

Personal Representative: Aaron Thomas Crowl 1611 Slash Pine Road

Lakeland, Florida 33809 Attorney for Personal Representative: Cvrus Malhotra Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. Attorneys for Petitioner 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044 E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com June 7, 14, 2024 24-00848K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-1744 IN RE: ESTATE OF Lois Mary Long a/k/a Lois Van-Ness Long deceased.

The administration of the estate of Lois Mary Long a/k/a Lois Van-Ness Long, deceased, Case Number 24CP-1744, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 June 7, 2024.

/s/ Carolyn L. Shotwell Carolyn L. Shotwell Personal Representative Address: 11713 Moffat Avenue,

Tampa, FL 33617 /s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative June 7, 14, 2024 24-00829K

--- SALES ---

FIRST INSERTION

Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendthereto (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 Interest 1.923%, Use Period No./ Unit No. 46/0107, 1,

COUNT VIII JEFFREY RICHARDSON, TER-RIE RICHARDSON,

An undivided interest as tenantin-common in and to the below Unit 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 Interest 1.923%, Use Period No./ Unit No. 3/0011, B,

COUNT IX SHAWN SEAY

An undivided interest as tenantin-common in and to the below Unit 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 Interest 1.923%, Use Period No./ Unit No. 15/0010, B,

COUNT XI MACK A. WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF MACK A. WIL-LIAMS, PEARLIE WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PEARLIE WIL-LIAMS

An undivided interest as tenantin-common in and to the below Unit 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 Interest 1.923%, Use Period No./ Unit No. 26/0019, C,

COUNT XIII JOSEPH L. WOODARD, AVARY JONES

An undivided interest as tenantin-common in and to the below Unit 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 Interest 1.923%, Use Period No./ Unit No. 50/0069, H,

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-006229-0000-00

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

DATED this June 4, 2024 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com June 7, 14, 2024 24-00855K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2023CA006308000000 CIVIC REAL ESTATE HOLDINGS Plaintiff, vs.

VACATION RENTALS GROUP INC; OLEG PROKOPEV; UNKNOWN SPOUSE OF OLEG PROKOPEV: BAHAMA BAY CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; UNKNOWN PARTY IN POSSESSION **#1: UNKNOWN PARTY IN**

POSSESSION #2, whose name is fictitious to account for parties in possession, Defendants. NOTICE IS HEREBY GIVEN that

pursuant to the Final Judgment entered on May 30, 2024 in Civil Case Number 2023CA006308000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida wherein CIVIC REAL ES-TATE HOLDINGS III, LLC is the Plaintiff and VACATION RENTALS GROUP INC; OLEG PROKOPEV; BAHAMA BAY CONDOMINIUM ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER, OR AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)

WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are the Defendance. dants, Stacy M. Butterfield, the Polk County Clerk of Courts & Country Comptroller, will sell to the highest and best bidder for cash online at the following website: www.polk. realforeclose.com beginning at 10:00 a.m. on July 9, 2024 in accordance with Chapter 45, Florida Statutes, the following described property in Polk County, Florida, as set forth in the

Final Judgment, to wit:
UNIT NO. 23101, BAHAMA
BAY, PHASE 23, A CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306, AND MORE SPECIFICALLY RECORDED IN CONDOMIN-IUM BOOK 14, PAGE 43, AND ALL EXHIBITS AND AMEND-MENTS THEREOF, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SUBJECT PROPERTY AD-DRESS: 101 PARADISE PARADE, DAV-ENPORT, FLORIDA 33897

PARCEL IDENTIFICATION NUMBER: 26-25-12-999967-231010.

THE SALE WILL BE MADE PURSUANT TO THE FINAL JUDGMENT.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

ANY PERSON CLAIMING AN IN-TEREST 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 mediately 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: June 5, 2024 /s/ Ashland R. Medley, Esquire Ashland R. Medley, Esquire/FBN: ASHLAND MEDLEY LAW, PLLC 3111 North University Drive, Suite 718, Coral Springs, FL 33065 Telephone: (954) 947-1524/ Fax: (954) 358-4837 Designated E-Service Address: FLE service @Ashland Medley Law.comAttorney for the Plaintiff June 7, 14, 2024

--- ACTIONS / SALES ---

FIRST INSERTION

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

CIVIL ACTION CASE NO.: 2024CA000583000000 BANK OF AMERICA, N.A., Plaintiff, vs.

LYDIA ALVARES, et al, Defendant(s).
To: LYDIA ALVARES Last Known Address: 527 Albatross Drive

Kissimmee, FL 34759

Current Address: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in Polk County, Florida: LOT 14, BLOCK 755, POIN-CIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, AC-CORDING TO THE PLAT RE-CORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, IN-CLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN POLK COUN-TY, FLORIDA.

A/K/A 527 ALBATROSS DRIVE KISSIMMEE FL 34759

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: July 1, 2024 WITNESS my hand and the seal of this court on this 23 day of May, 2024.

Stacy Butterfield Clerk of the Circuit Court (SEAL) By: Carolyn Mack Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR- 23-014404

June 7, 14, 2024 24-00822K

FIRST INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2022DR-7845 PERSO DESIR GABELUS, Petitioner, and YOLA ARIUS,

Respondent, TO: YOLA ARIUS 1577 SAVANNAH DRIVE EVANSVILLE IN 47714 YOU ARE NOTIFIED that an action

for DISSOLUTION OF MARRIAGE has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on PERSO DESIR GABELUS, C/O HEATHER BRYAN ESQ., whose address is 811 S. MISSOURI AVE., LAKELAND, FI 33815 OR HEATHER@ CRIMINALFAMILYLAW.COM on or before 7/8/24, and file the original with the clerk of this Court at 255 N. BROADWAY AVE., BARTOW, FL 33830, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you

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

NONE. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

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

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

Dated: 5/31/24 Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: Jennifer Harrison Deputy Clerk June 7, 14, 21, 28, 2024 24-00842K

FIRST INSERTION

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

CASE NO.: 2024-CA-001502 RKS PROPERTIES, LLC, a Florida limited liability company, and RYAN SOWERS, an individual, Plaintiffs, vs.

MINNIE PENDER CARTER, an individual; UNKNOWN HEIRS OF MINNIE PENDER CARTER; and UNKNOWN PERSONAL REPRESENTATIVE OF MINNIE PENDER CARTER, Defendants.

TO: MINNIE PENDER CARTER, an individual; UNKNOWN HEIRS OF MINNIE PENDER CARTER; and UN-KNOWN PERSONAL REPRESENTA-TIVE OF MINNIE PENDER CARTER ("Defendants"), and all unknown parties claiming by, through, under or against the above-named Defendants, who are not known to be dead or alive, whether said unknown parties claim as heirs, devisees, grantees, assignees, lienors, creditors, trustees, spouses, or other claimants

Current Residences Unknown YOU ARE NOTIFIED that an action to quiet title on the following property

in Polk County, Florida, Lot 8, Block 4, Tier 4, SOUTH FLORIDA RAILROAD AD-DITION, according to the plat thereof as recorded in Plat Book 1, Page 27, Public Records of Polk County, Florida,

(the "Property"), has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Woolsey Morcom, PLLC, Plaintiff's attorney, whose address is 203 Fort Wade Road, Suite 260, Ponte Vedra, Florida 32081, on or before 7-8-24 or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court, 255 N. Broadway Ave., Bartow, FL 33830-3912, 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.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE: IN ACCOR-DANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) PERSONS NEEDING A SPE-CIAL ACCOMMODATION TO PAR-TICIPATE IN THIS PROCEEDING SHOULD CONTACT THE COURT ADMINISTRATORS' OFFICE, TELE-PHONE: (904) 630-2564; OR, IF HEARING IMPAIRED, 1-800-955-8771 (TTD); OR 1-800-955-8770 (V); VIA FLORIDA RELAY SERVICE.

WITNESS my hand and seal of the Court on this 29 day of May, 2024.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court (SEAL) By: Lori Armijo Deputy Clerk

Woolsey Morcom, PLLC, Plaintiff's attorney, 203 Fort Wade Road, Suite 260. Ponte Vedra, Florida 32081 June 7, 14, 21, 28, 2024 24-00837K

FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2023CA005932000000 LAKEVIEW LOAN SERVICING

Plaintiff, vs. RYAN JAMES KESTER, SR. A/K/A RYAN JAMES KESTER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 20, 2024 in Civil Case No. 2023CA005932000000 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LAKEVIEW LOAN SERVICING LLC is Plaintiff and Ryan James Kester, Sr. a/k/a Ryan James Kester, et al., are Defendants. the Clerk of Court, STACY BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of July, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 126, of PINNACLE POINT, according to the Plat thereof, as recorded in Plat Book 185, Pages 20 through 23, inclusive, of the Public Records of Polk County, Florida.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MR Service@mccalla.comFla. Bar No.: 146803 23-07609FL June 7, 14, 2024 24-00823K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA004145000000 LAKEVIEW LOAN SERVICING,

Plaintiff, VS. CARMEN ROSA CRESPO RODRIGUEZ; JAM MANUEL GONZALEZ RIVERA; CORAL DELMAR GONZALEZ RIVERA: ROSA JAMILLE RIVERA CRESPO; BELLA NOVA HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A ROSALINDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS

Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 3, 2024 in Civil Case No. 2023CA004145000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and CARMEN ROSA CRESPO RODRI-GUEZ; JAM MANUEL GONZALEZ RIVERA; CORAL DELMAR GON-ZALEZ RIVERA; ROSA JAMILLE RIVERA CRESPO; BELLA NOVA HOMEOWNERS ASSOCIATION, INC.: UNKNOWN TENANT #1 N/K/A ROSALINDA GONZALEZ; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-

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

LOT 49, BELLA NOVA -PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 21 THROUGH 24. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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 3 day of June, 2024. 5300 West Atlantic Avenue

Digitally signed by Zachary Ullman

Primary E-Mail: ServiceMail@aldridgepite.com 1184-1779B

KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants.
The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on July 1, 2024 at 10:00:00 AM EST the following described real prop-

Any person claiming an interest in the surplus from the sale, if any, other If you are a person with a disability

ALDRIDGE PITE, LLP Attorney for Plaintiff Suite 303 Delray Beach, FL 33484

Telephone: 561-392-6391 Facsimile: 561-392-6965 Date: 2024.06.03 15:23 36-04'00' By: Zachary Ullman FBN: 106751

June 7, 14, 2024 24-00845K 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-006271-0000-00 MORTGAGE RESEARCH CENTER, LLC D/B/A PADDIO, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs

YOHAN JUNG; POLK COUNTY, FLORIDA; SANDRA KIM; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 09 day of July, 2024, the following described property as set forth in said Final Judgment, to wit: BEGINNING AT A POINT

340.0 FEET EAST AND 259.26 FEET SOUTH OF THE NW CORNER OF THE SE 1/4 OF SECTION 10, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 103.26 FEET, THENCE EAST 101.53 FEET, THENCE N 0°12' WEST 103.26 FEET, THENCE WEST 101.2 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 1325 SKOWHEGAN AVE, LAKE-LAND, FL 33805

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, 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 court-house 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 30 day of May 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 23-02445

June 7, 14, 2024 24-00819K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO. 2023 CC 002772 RESERVE AT WINDWOOD BAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.

LUZ M. VILLEGAS, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Foreclosure dated May 13, 2024, and entered in Case No. 2023 CC 002772 of the County Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein RESERVE AT WIND-WOOD BAY HOMEOWNERS ASSO-CIATION, INC. is Plaintiff, and LUZ M. VILLEGAS, LUIS A. VILLEGAS and UNKNOWN TENANT #1 are Defendants, Stacy M. Butterfield, Polk County Clerk of Court, will sell to the highest and best bidder for cash: www. polk.realforeclose.com, the Clerk's website for online auctions, at 10:00 A.M., on the 27th day of June, 2024 the fol-lowing described property as set forth

in said Final Judgment, to wit: Lot 143, WINDWOOD BAY PHASE ONE, according to the map or plat thereof, as recorded in Plat Book 118, Pages 40 through 47, inclusive, of the Public Records of Polk County, Florida.

A/K/A: 326 Monroe Circle, Davenport, FL 33896A PERSON CLAIMING AN INTER-EST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.

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

Attorneys for Plaintiff 111 N. Orange Avenue Suite 1400 Orlando, FL 32801 Phone: (407) 875-0955 Fax: (407) 999-2209 Primary email: cofoservicemail@beckerlawyers.com BY: Carolyn C. Meadows Florida Bar #92888 25086709v.1 R28751/413280 24-00847K June 7, 14, 2024

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO.: 2023-CA-004683 HSBC BANK USA, N.A., AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN ALTERNATIVE LOAN TRUST 2007-A1 MORTGAGE PASS-THROUGH CERTIFICATES. Plaintiff, vs. MARTIN J. PETERS. et al. Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 20, 2024, and entered in Case No. 2023-CA-004683 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County. Florida in which HSBC Bank USA, N.A., as trustee, on behalf of the holders of the J.P. Morgan Alternative Loan Trust 2007-A1 Mortgage Pass-Through Certificates, is the Plaintiff and Martin J. Peters, Ashley Manor Homeowners' Association of Polk County, Inc., Mortgage Electronic Registration Systems, Inc. as nominee for Quicken Loans Inc., Polk County, FL, Christine Jacobs A/K/A Christine K. Webster, Earl Jacobs A/K/A Earl F. Jacobs, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Credtors, Trustees, or other claimants Claiming by, Kimberly S. Jacobs, Deceased, 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 June 25, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 18, ASHLEY MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 110, PAGE 3, PUB-LIC RECORDS OF POLK COUN-TY, FLORIDA.

A/K/A 216 BALMORAL CT DAV-ENPORT FL 33896

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 04 day of May, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 21-006876 24-00846K June 7, 14, 2024

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2023CA005354000000 SPECIALIZED LOAN SERVICING

Plaintiff, vs.

ERNESTINE MARSHALL A/K/A ERNESTINE BARNES, et al. Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered April 04, 2024 in Civil Case No. 2023CA005354000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein SPE-CIALIZED LOAN SERVICING LLC is Plaintiff and Ernestine Marshall a/k/a Ernestine Barnes, et al., are Defendants, the Clerk of Court, STACY BUT-TERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of July, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 17, Block 3, TRADEWINDS ADDITION, according to the plat thereof recorded in Plat Book 46, Page 6, Public Records of Polk County, Florida.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 146803

23-06410FL June 7, 14, 2024 24-00824K

--- **ESTATE** ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001376 IN RE: ESTATE OF STEVEN PAUL IRISH,

Deceased. The administration of the estate of STEVEN PAUL IRISH, deceased, whose date of death was February 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831-9000. The names and addresses of the curator

and the curator's attorney are set forth

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: June 7, 2024.

Robert D. Hines

Curator 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 7, 14, 2024 24-00836K

FIRST INSERTION

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

CASE NO: 2023-CA-006489 MIDFLORIDA CREDIT UNION,

MONIC JOHNSON A/K/A MONICA JOHNSON; UNKNOWN SPOUSE OF MONIC JOHNSON A/K/A MONICA JOHNSON: JAMES G WILCOX; UNKNOWN SPOUSE OF JAMES G. WILCOX; THE RESERVE PROPERTY OWNERS' ASSOCIATION, INC.; MV REALTY PBC, LLC; STATE OF FLORIDA; POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,,

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on May 22, 2024, in this case in the Circuit Court of Polk County, Florida, the real property

Defendants.

Lots 17 and 18, of OAK HAM-MOCK ESTATES PHASE FOUR, according to the Map or Plat thereof, as recorded in Plat Book 101, Page 50, of the Public Records of Polk County, Florida.

TOGETHER with that certain 1999 Merit Bay Doublewide Mobile Home I.D. No. FL- HML3B121321440A and FL-HML3B121321440B, Title No. 77338934 and 77338933.

Parcel ID Number: 23-29-31-142220-000170

Property Address: 4813 Myrtle View Drive N, Mulberry, Florida 33860

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on July 23, 2024, at 10:00 a.m.

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

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

DATE: May 31, 2024 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II, Esquire Florida Bar No. 1019265 Email: joe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Telephone: 863/683-5353 Facsimile: 863/683-2237 Attorneys for Plaintiff June 7, 14, 2024 24-00835K

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. 532023CA005720000000 CrossCountry Mortgage, LLC, Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Charles W. Brown a/k/a Charles William Brown, Deceased, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005720000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein CrossCountry Mortgage, LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Charles W. Brown a/k/a Charles William Brown, Deceased; Charles W. Brown, Jr. a/k/a Charles W. Brown; Lucinda Anne Pfeifer a/k/a Lucinda A. Pfeifer a/k/a Lucinda Pfeifer; John Robert Brown a/k/a John R. Brown; Scott Edward Brown a/k/a Scott E. Brown are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at,

 $www.polk.real foreclose.com,\ beginning$ at 10:00 AM on the 9th day of July, 2024, the following described property as set forth in said Final Judgment, to

BEGIN 25 FEET NORTH AND $253~{\rm FEET}$ EAST OF THE SW CORNER OF THE NW 1/4OF THE SW 1/4 OF SECTION

TOWNSHIP 27 SOUTH, RANGE 24 EAST, THENCE RUN NORTH 200 FEET, EAST 202 FEET, SOUTH 200 FEET AND WEST 202 FEET TO POINT OF BEGINNING, LY-ING AND BEING IN POLK COUNTY, FLORIDA.

TOGETHER WITH 1988 SHAD MOBILE HOME ID # 14604153A/B RP# R282172/71

TAX ID: 24-27-07-000000-043040

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 30th day of May, 2024.

BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # #23-F01392

24-00827K

FIRST INSERTION

NOTICE OF TRAINING WORKSHOP FOR HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Highland Meadows II Community Development District will hold a Training Workshop on Tuesday, June 25, 2024, at 4:30 p.m. at Shamrock First Baptist Church, located at 2661 Marshall Rd., Haines City, FL 33844.

This meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts.
There may be occasions when one or more Supervisors will participate by telephone. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

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

AMERICANS WITH DISABILI-

TIES ACT (ADA) IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DIS-ABILITIES ACT (ADA), ANY PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICI-PATE IN THIS PROCEEDING SHALL CONTACT THE DISTRICT MANAGER'S OFFICE AT LEAST THREE [3] DAYS PRIOR TO ANY PROCEEDINGS/MEETINGS Larry@BreezeHome.com. YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY DIALING 7-1-1, OR 1-800-955-8771 (TTY)/ 1-800-955-8770 (VOICE), FOR AID IN CONTACT-ING THE DISTRICT MANAGER'S

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

District Manager Larry Krause June 7, 2024

24-00858K

--- ACTIONS / SALES ---FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA CASE No.: 2024CA001234000000 JOHN RICHARD BROWN, Plaintiff, vs. ESTATE OF WILLIAM BATTLES,

and all others claiming by, through and under ESTATE OF WILLIAM BATTLES, ESTATE OF ANNA BATTLES, and all others claiming by, through and under ESTATE OF ANNA BATTLES AND ESTATE OF TOM ROBINSON, and all others claiming by, through and under ESTATE OF TOM ROBINSON,

Defendant, TO: ESTATE OF WILLIAM BATTLES. and all others claiming by, through and under ESTATE OF WILLIAM BAT-TLES ESTATE OF ANNA BATTLES and all others claiming by, through and under ESTATE OF ANNA BATTLES AND ESTATE OF TOM ROBINSON and all others claiming by, through and under ESTATE OF TOM ROBINSON

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida: Parcel 1:

The South 76.1 feet of the East 185.0 feet of the North 1/2 of the South 2.5 acres of the North 5.0 acres of the West 1/2 of the East 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 29 South, Range 27 East, Polk County, Florida; less the East 25.0 feet for roadway a/k/a Parcel ID:

27-29-09-000000-013740.

Parcel 2: The North 1/2 of the East 155.0 feet of the South 1/2 of the South 2.5 acres of the North 5.0 acres of the West 1/2 of the East 1/2 of the NW 1/4 of the NE 1/4 of Section 9, Township 29 South, Range 27 East, Polk County, Florida; less the East 25.0 feet for roadway a/k/a Parcel ID: 27-29-09-000000-013800.

Parcel 3: The South 1/2 of the East 155.0 feet of the South 1/2 of the South 2.5 acres of the North 5.0 acres of the West 1/2 of the East 1/2 of the NW 1/4 of the NE 1/4 of Range 27 East, Polk County, Florida; less the East 25.0 feet for roadway a/k/a Parcel ID: 27-29-09-000000-013750.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before July 8, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint

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

Clerk of the Circuit Court (SEAL) By: /s/ Carolyn Mack As Deputy Clerk

4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692

Section 9, Township 29 South,

Dated this 30 day of May 2024. Stacy M. Butterfield

Isaac Manzo, of Manzo & Associates, P.A., Plaintiff's attorney,

June 7, 14, 21, 28, 2024 24-00821K

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-003396 CALABAY PARC HOMEOWNERS ASSOCIATION, INC., a Florida notfor-profit corporation,, Plaintiff, vs. LUKUS LEVI FELDER, individually; CASSANDRA RACHELE RUDOLPH,

individually;,

Defendants. NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated May 9, 2024, and entered in Case Number: 2022-CA-003396, of the Circuit Court in and for Polk County, Florida, wherein CALABAY PARC HOME-OWNERS ASSOCIATION, INC., is the Plaintiff, and LUKUS LEVI FELDER, individually; CASSANDRA RACH-ELE RUDOLPH, individually; are the Defendants, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 7th day of August, 2024 the following described property as set forth in said Summary Final Judgment of Foreclo-

Costs, to-wit: Property Address: 486 Calabay Parc Boulevard, Davenport, Florida 33897

sure and Award of Attorneys Fees and

Property Description: Lot 90, Calabay Parc-Unit One, according to the Plat thereof as recorded in Plat Book 113, Pages 26 and 27, 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/ Rebecca Blechman 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 Rebecca Blechman Florida Bar No.: 0121474 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 24-00853K June 7, 14, 2024

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. 2023CA006814000000 Navy Federal Credit Union, Plaintiff, vs.

Louvenia Adhemar, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA006814000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Louvenia Adhemar; Aqua Finance, Inc.; Lakes at Lucerne Park Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at,

www.polk.realforeclose.com, beginning at 10:00 AM on the 9th day of July, 2024, the following described property as set forth in said Final Judgment, to

LOT 2, BLOCK A, LAKES AT LUCERNE PARK PHASE FOUR, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 154, PAGE(S) 27 AND 28, OF THE

PUBLIC RECORDS COUNTY, FLORIDA.

TAX ID: 26-28-03-522508-001020

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 30th day of May, 2024. BROCK & SCOTT, PLLC Attorney for Plaintiff 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 Phone: (954) 618-6955, ext. 4766 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02080 June 7, 14, 2024

24-00826K

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.: 2022-CA-001473 U.S. BANK TRUST NATIONAL AS-SOCIATION, AS TRUSTEE OF THE CHALET SERIES IV TRUST, Plaintiff, v.

KAWANDA L. ANDERSON, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated May 22, 2024, issued in and for Polk County, Florida, in Case No. 2022-CA-001473, wherein U.S. BANK TRUST NATION-AL ASSOCIATION AS TRUSTEE OF THE CHALET SERIES IV TRUST is the Plaintiff, and CATHERINE BROWN, TARESA ANN ANDRE WILLIE MAE THOMAS, LILLIE PEARL BROWN, ANITA BROWN MERRICKS, WILLIE BROWN, JR. JR., CLIFFORD LEE BROWN, ROBERT UHAS AND THE BUREAU OF VICTIM COMPENSA-TION, JOHN ROBERT AND THE BUREAU OF VICTIM COMPENSA-TION, TIMOTHY KIKER, AISHA ROGERS, KATRINA L. KNIGHT, ASHLEY T. WILLIAMS, THEOLA R. DOWE, JERRICA N. WILLIAMS, KATHERINE J. GAFFORD, SHON-DRA L. ANTHONY, KAWANDA L. ANDERSON, STATE FARM MU-THAL AUTOMOBILE INSURANCE COMPANY, STATE OF FLORIDA, THE CITY OF LAKELAND, THE CLERK OF THE COURTS OF POLK COUNTY, POLK COUNTY, FLORI-DA, UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - IN-TERNAL REVENUE SERVICE and UNKNOWN TENANT #1 N/K/A GER-ALD GLOVER are the Defendants. The Clerk of the Court, STACY BUT-

TERFIELD, will sell to the highest and best bidder for cash, in accordance with

Section 45.031, Florida Statutes, on July 09, 2024, at electronic sale beginning at 10:00 AM, at polk.realforeclose.com the followingdescribed real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 11, BLOCK 4, EDGETON ADDITION TO LAKELAND. ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 6, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1420 W. 10th Street, Lakeland, FL 33805

ANY PERSON CLAIMING AN IN-TEREST 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 31st day of May, 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 24-00834K June 7, 14, 2024

FIRST INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2023-CA-006718 MOVEMENT MORTGAGE, LLC, Plaintiff, vs. ANDRES FELIPE VASQUEZ SALCEDO; CAROLINA HENAO; VILLAMAR PHASE 3 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIE(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES. OR OTHER CLAIMANTS,

Defendants. TO: ANDRES FELIPE VASQUEZ SALCEDO, 2302 BRASSIE CT, WIN-TER HAVEN, FLORIDA 33884 CAROLINA HENAO, 2302 BRASSIE CT, WINTER HAVEN, FLORIDA

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

LOT 208, VILLAMAR PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 186, PAGES 41 THROUGH 47, OF THE PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 2302 Brassie Court, Winter Haven, FL 33884 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul-la, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before July 8, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on May 30, 2024. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Carolyn Mack DEPUTY CLERK

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467Telephone: 561-507-5252 Facsimile: 561-342-4842 $\hbox{E-mail: pleadings@sokrem.com}$ Counsel for Plaintiff 24-00828K June 7, 14, 2024

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION

CASE NO.: 2023CA000490000000 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; et al.,

Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on April 3, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 9th day of July, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of

Foreclosure or order, to wit: LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RE-CORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUN-TY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property address: 4243 Coyote Trail, 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 22-009177-1 June 7, 14, 2024 24-00825K

--- PUBLIC SALES ---

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 WE BLIY TRADING CARDS located at 508 BERMUDA DRIVE in the City of LAKE WALES, Polk County, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida Dated this 2nd day of June, 2024. MICHELE ADAMSON

June 7, 2024 24-00839K

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 UNIVISTA INSURANCE located at 2193 Davenport Boulevard 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 3rd day of June, 2024. DVM INSURANCE CONSULTING

Victor Russo June 7, 2024

24-00844K

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 PA-BON ENTERTEINTMENT GROUP located at 237 Alford Drive, in the City of Davenport, County of Polk, State of FL, 33896, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 4 of June, 2024. DAVID PABON 237 Alford Drive Davenport, FL 33896

June 7, 2024 24-00850K

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 HAPPY RIDERS TANSPORTA-TION: Located at 617 Crane Dr: Polk County in the City of Kissimmee: Florida, 34759-4531 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Kissimmee Florida, this June day of 04, 2024 COMEAU YVES

24-00851K June 7, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/21/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 BARR mobile home bearing the vehicle identification numbers FLFLH33A11135BA

and FLFLH33B11135BA and all personal items located inside the mobile home. Last Tenant: Joe Ross Hester. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086. June 7, 14, 2024 24-00856K

unit 401 in the Orlando Breeze

Resort timeshare plan, located at

121 Emerald Loop, Davenport,

Florida 33897 ('Project"), together

with the exclusive right, as among

the other Owners of Vacation

Ownership Interests in the Unit,

to occupy the Unit during Use Period Number 51 together with

an undivided interest in common

elements appurtenant thereto of

Orlando Breeze Resort: according

to the Declaration of Restrictions,

Covenants, and Conditions for Or-

lando Breeze Resort, recorded in

the Official Records Book 06046,

Pages 0473-0535, Public Records

of Polk County, Florida, as amend-

ed from time to time ("Declara-

The aforesaid sales will be made

pursuant to the final judgments of fore-

closure as to the above listed counts, re-

spectively, in Civil Action No. 53-2023-

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

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830. (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you are

hearing or voice impaired, call 711. DATED this June 4, 2024

801 Northpoint Parkway, Suite 64

24-00854K

West Palm Beach, FL 33407

JERRY E. ARON, P.A.

Attorney for Plaintiff

iaron@aronlaw.com

June 7, 14, 2024

mevans@aronlaw.com

Florida Bar No. 0236101

Telephone (561) 478-0511

Jerry E. Aron, Esq.

Unit Type: AMBASSADOR

CA-005646-0000-00.

after the sale.

--- SALES -

FIRST INSERTION

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2023-CA-005646-0000-00

NOTICE OF SALE AS TO:

HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SHERROD ET AL.,

Defendant(s).

Notice is hereby given that on 7/9/24 at 10:00 a.m. Eastern time at www.polk. realforeclose.com,, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/USE PERIODS, of the follow-

ing described real property: Count I OLLIE VIOLA SHER-ROD and STEPHAN A. SHER-ROD AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIM-ANTS OF STEPHAN A. SHER-

An undivided interest 1.923% in unit 0410 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit. to occupy the Unit during Use Period Number 50 together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions. Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046. Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declara-

Unit Type: AMBASSADOR

Count II VIRGINIA DUGGER A/K/A VIRGINIA D. DUGGER A/K/A VIRGINA D. DUGGER and CLINTON G. DUGGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLINTON G. DUGGER

An undivided interest 1.923% in

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 Noble Citrus located at 500 Ave R SW in the City of Winter Haven, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 10th day of June, 2024. Wm. G. Roe & Sons, Inc. 24-00840K June 7, 2024

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 God1st Art located at 141 Thrive Road Unit 318 in the City of Davenport, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 4th day of June, 2024. Naomi Ghani

24-00843K June 7, 2024

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 CEN-TRAL FLORIDA CAMPERS REC-REATION COMMITTEE: Located at 1060 Orange Ave Lot 43 : Polk County in the City of Davenport: Florida, 33897-3407 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport Florida, this June day of 04, 2024 HAMOR LILLIAN

June 7, 2024

notice is May 31, 2024. Personal Representative: 24-00852K

309 Hernando Road Winter Haven, Florida 33884 Attorney for Personal Representative: Anthony J. Cetrangelo Florida Bar Number: 0118134 Henderson, Franklin, Starnes & Holt, P.A. 1715 Monroe Street P.O. Box 280 Fort Myers, Florida 33902 Telephone: (239) 344-1100 Fax: (239) 344-1200

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024CP0015930000XX

Division Probate

IN RE: ESTATE OF

KELLY FRANK REYNOLDS

The administration of the estate of

Kelly Frank Reynolds, deceased, whose

date of death was September 9, 2023,

is pending in the Circuit Court for Polk County, Florida, Probate Division, the

address of which is 255 N Broadway

A venue, Bartow, Florida 33830. The

names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below. All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Barbara S. Reynolds

The date of first publication of this

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN

All other creditors of the decedent

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

Deceased.

E-Mail: anthony.cetrangelo@henlaw.com Secondary E-Mail: jorge.maldonado@henlaw.com

24-00804K May 31; June 7, 2024

SECOND INSERTION

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

FLORIDA Case No.: 2023-CP-001647 **Division: Probate** IN RE: ESTATE OF VICTORIA O'NEAL Deceased.

The administration of the estate of VICTORIA O'NEAL, deceased, whose date of death was November 5, 2022, is pending in the Tenth Circuit Court for Polk County, Florida, Probate Division, the address of which is: 255 N. Broadway Avenue, Bartow, FL 33830-3912.

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

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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this

notice is May 31, 2024. /s/Kibibi Oyo Kibibi Oyo, Petitioner /s/ Mark R. Lippman

Mark R. Lippman, Attorney for Kibibi Oyo Florida Bar No. 244030 4767 New Broad Street Orlando, FL 32814 Telephone: 407-648-4213 Email: mlippman@llopa.com Secondary Email: filings@llopa.com May 31; June 7, 2024 24-00808K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0011160000XX

Division: 14 IN RE: ESTATE OF LORI ANN BARSNESS, Deceased.

The administration of the estate of Lori Ann Barsness, deceased, whose date of death was 11/11/2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, File No. 532024CP0011160000XX, the dress of which is Drawer CC-8, P.O. Box 9000, Bartow, FL 33831-9000. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

THE DATE OF THE FIRST PUB-LICATION OF THIS NOTICE IS May 31, 2024.

Personal Representative Scott A. Barsness

535 Caymen Drive Lake Wales, FL 33859 Attorney for Personal Representative Kathlyn M. White Florida Bar No. 13763 DeMaria, de Kozan & White, PLLC 510 E. Zaragoza St. Pensacola, FL 32502 (850) 202-8535 (850) 438-8860 FAX E-Mail: Tracy@TracyWynterLaw.com kmwhite@demariadekozanwhite.com May 31; June 7, 2024

SECOND INSERTION NOTICE TO CREDITORS

24-00788K

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 1591 IN RE: ESTATE OF PAUL MALCOLM SKINGLE Deceased.

bsstubbs@demariadekozanwhite.com

May 31; June 7, 2024

The administration of the estate of Paul Malcolm Skingle, deceased, whose date of death was September 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 May 31, 2024.

Personal Representative: Jeanette Skingle 149 Allison Ave.

Davenport, Florida 33897 Attorney for Personal Representative: Patrick L. Smith, Attorney Florida Bar Number: 27044 179 N US Hwy 27, Ste. F Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com

Secondary E-Mail: becky@attorneypatricksmith.com May 31; June 7, 2024 24-00785K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 2024CP001689 **Division Probate** IN RE: ESTATE OF JUDY E. CLASSON Deceased.

The administration of the estate of Judy E. Classon, deceased, whose date of death was July 16, 2022, is pending in the 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

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

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

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

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

The date of first publication of this notice is May 31, 2024.

Personal Representative: Michael R. Classon 131 Cook Avenue

Jamestown, NY 14701 Attorney for Personal Representative: Tracy Wynter Attorney for Personal Representative Florida Bar Number: 0021348 109 Ambersweet Way, Suite 505 Davenport, FL 33897 Telephone: (863) 353-6897 Fax: (863) 353-6866

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 1760 IN RE THE ESTATE OF TERRIE LYNN DOTSON,

Deceased.The administration of the Estate of TERRIE LYNN DOTSON, deceased, whose date of death was April 7, 2024, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Per-

sonal Representative.
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 ON OR BEFORE 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, in-cluding 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

Publication of this Notice first occurred on May 31, 2024.

BONNIE PORTER Personal Representative ROBERT T. MAGILL, ESQUIRE

Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative May 31; June 7, 2024 24-00789K

SECOND INSERTION

24-00799K

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

Case No. 24-CP-001803 IN RE: ESTATE OF BILLY CARL HINOTE, JR., Deceased.

The administration of the estate of BILLY CARL HINOTE, JR., Deceased, whose date of death was March 6, 2024, and whose social security number is XXX-XX-9718, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Courthouse Probate Division 930 East Parker Street Room 240, Lakeland, Florida 33801-1929. The names and addresses of the proposed personal representative and the proposed personal representative's attorney are set forth below.

All creditors of the decedent and

other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 May 31, 2024.

Proposed Personal Representative: TERRY LYN HINOTE 1609 South Meredith Place, Plant City, FL 33563. Attorney for Proposed Personal Representative: /s/ Charles M. Holloman II, Esquire HOLLOMAN LAW 502 North Armenia Avenue Tampa, Florida 33609 Phone: (813) 445-8722; Fax: (813) 445-8721,

Email: ch2@cmhollomanlaw.com.

May 31; June 7, 2024

24-00798K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-1738 IN RE: ESTATE OF Kathleen Marie Medved

deceased. The administration of the estate of Kathleen Marie Medved, deceased, Case Number 24CP-1738, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 May 31, 2024.

/s/ Michael John Havertape Michael John Havertape Personal Representative Address: 526 Club Hill Road Lake Alfred, FL 33850 /s/ MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwill is on @mwill is on.comAttorney for Personal Representative

May 31; June 7, 2024 24-00803K

SECOND INSERTION

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

CASE NO. 2024CA000949000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. RYAN MICHAEL MARSHALL AND STEPHANIE LYNN MARSHALL, et. al.

TO: STEPHANIE LYNN MARSHALL, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore-

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

LOT 216, OF HAMMOCK RE-SERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE(S) 26-38, 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 7-1-24/(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

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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 22 day of May, 2024.

CLERK OF THE CIRCUIT COURT Stacy M. Butterfield (SEAL) BY: /s/Carolyn Mack DEPUTY CLERK Robertson, Anschutz, Schneid, Crane &

Partners PLLC ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-183044

May 31; June 7, 2024 24-00797K

THIRD INSERTION

POLK COUNTY

--- SALES / ACTIONS ---

NOTICE OF ACTION -

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA CIVIL DIVISION

Case No: 24-CA-001337

JEREMY L. BOGGS, CHARLES

BOGGS, AS CO-TRUSTEES OF

PURSUANT TO ARTICLE 7 OF

RESTATED ON OCTOBER 10,

2007; AS AMENDED JUNE 10,

JUNE 14, 2010; AS FURTHER

2010; AS FURTHER AMENDED

AMENDED SEPTEMBER 30, 2010:

AND AS FURTHER AMENDED BY

ORDER GRANTING PETITION

FOR JUDICIAL MODIFICATION

OF TRUST DATED SEPTEMBER 2,

2016 UNDER FILE NO. 16CP-2362

TO: CHARLES THOMAS BOGGS JR

and JEAN BOGGS, AS CO-TRUSTEES

OF THE TRUST FOR SON CREATED

PURSUANT TO ARTICLE 7 OF THE

H.T. BOGGS REVOCABLE TRUST

AMENDED AND RESTATED ON

OCTOBER 10, 2007; AS AMENDED JUNE 10, 2010; AS FURTHER

AMENDED JUNE 14, 2010; AS FUR-

THER AMENDED SEPTEMBER 30.

2010; AND AS FURTHER AMENDED

BY ORDER GRANTING PETITION

TRUST AMENDED AND

THE H.T. BOGGS REVOCABLE

THOMAS BOGGS JR, AND JEAN

THE TRUST FOR SON CREATED

ROBERTO HERNANDEZ;

Plaintiff, vs.

Defendants.

STATE OF FLORIDA

COUNTY OF POLK

FOR JUDICIAL MODIFICATION OF TRUST DATED SEPTEMBER 2, 2016 UNDER FILE NO. 16CP-2362. whose last known addresses are 675 SE

Forest Way, Apt 605, Pullman, WA 99163-5620 for CHARLES THOMAS BOGGS, AS TRUSTEE, and 7 Hamric St, Lexington, VA 24450 for JEAN BOGGS, AS TRUSTEE but who have been repeatedly absent from their respective premises' after multiple attempts, unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under, or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described herein.

Lot 13 of LAKE KRENSON ES-TATES, according to the map or plat thereof recorded in Plat Book 95, Page 3, Public Records of Polk County, Florida. AKA: 0 Hwy 555 Bartow, FL

Property ID Number: 24-30-13-293166-000130

33830

has been filed against you and you are required to file a copy of your written defenses, if any, to it on NATALIA OUELLETTE-GRICE, Plaintiff's attorney, whose address is LCO Law LLC 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618, on or before June 26, 2024 (no later than 28 days from the date of the first publication of this notice of action) and file the original with the clerk of this court either

SECOND INSERTION

DOROTHY LOUISE TILLMAN;

LAKE WALES MEDICAL CENTER:

UNKNOWN SPOUSE OF DAVID

ALLEN ANDERSON; UNKNOWN

SPOUSE OF BEVERLY HENRY:

DAVID ALLEN ANDERSON; JEN-

NIFER ANDERSON LEEKS; UN-

KNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY

HENRY; UNKNOWN TENANT NO.

1; UNKNOWN TENANT NO. 2: and

ALL UNKNOWN PARTIES CLAIM-

ING INTERESTS BY, THROUGH,

UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR

HAVING OR CLAIMING TO HAVE

ANY RIGHT, TITLE OR INTEREST

IN THE PROPERTY HEREIN DE-

SCRIBED, are Defendants, STACY M.

BUTTERFIELD, Clerk of the Circuit

Court, will sell to the highest and best

bidder for cash online at www.polk.

realforeclose.com, 10:00 a.m., on June

25, 2024, the following described prop-

erty as set forth in said Order or Final

ANA HEIGHTS, LAKE WALES,

FLORIDA, ACCORDING TO

PLAT THEREOF RECORDED

IN PLAT BOOK 46, PAGE 12,

PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

Judgment, to-wit: LOT 6, BLOCK D, POINCI-

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,

Done on this 7th day of May 2024. STACY M. BUTTERFIELD, CPA (SEAL) As Clerk of the Court By: Asuncion Nieves As Deputy Clerk

By; /s/ Natalia Ouellette-Grice Natalia Ouellette-Grice, Esq Florida Bar Number: 68905 2901 W. Busch Blvd. Suite 805 Tampa, FL 33618 Phone: (813) 480-2106 $\hbox{E-service: natalia@lcolawfl.com}$ DATED on May 20, 2024. STACY M. BUTTERFIELD, CPA As Clerk of the Court Civil Division 255 N. Broadway Ave. Bartow, FL 33830 (863) 534-4000 May 24, 31; June 7, 14, 2024

24-00781K

SECOND INSERTION

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

FLORIDA Case No. 2022-CA-001424 Honorable Judge: MASTERS PLANET HOME LENDING, LLC Plaintiff, vs.

KENNETH ANTHONY; FELICIA ANTHONY; LONNIE B. ANTHONY, SR.; UNKNOWN SPOUSE OF LONNIE B. ANTHONY, SR.: SUNSET RIDGE HOA INC.; TIDEWATER FINANCE COMPANY; HAINES CITY HMA LLC DBA HEART OF FLORIDA REGIONAL MEDICAL CENTER; SECRETARY OF HOUSING AND URBAN DEVELOPMENT: UNITED STATES OF AMERICA; UNKNOWN TENANT OCCUPANT **#1; UNKNOWN TENANT** OCCUPANT #2

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated May 20, 2024 in the above-styled cause, Stacy M. Butterfield, Clerk of Court for Polk County, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, bidding begins at 10 a.m. Eastern Time on July 19, 2024 the following described

property: LOT 146, OF SUNSET RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 126, PAGE(S) 36, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

PARCEL ID: 27-26-18-704454-

001460. Commonly Known as: 147 Sunset View Dr., Davenport, FL 33837

ANY PERSON CLAIMING AN IN-TEREST 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 PROVID-ED 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.

Respectfully submitted this May 23, 2024

/s/ Matthew T. Wasinger Matthew T. Wasinger, Esquire Wasinger Law Office 605 E. Robinson, Suite 730 Orlando, FL 32801 (407) 308-0991 Fla. Bar No.: 0057873 Attorney for Plaintiff

mattw@wasingerlawoffice.com May 31; June 7, 2024

NOTICE OF SALE

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

532023CA004121000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2. Plaintiff, vs. DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; UNKNOWN SPOUSE OF DOROTHY ANDERSON A/K/A DOROTHY LOUISE TILLMAN; LAKE WALES MEDICAL CENTER; UNKNOWN SPOUSE OF DAVID

ALLEN ANDERSON; UNKNOWN SPOUSE OF BEVERLY HENRY; DAVID ALLEN ANDERSON; JENNIFER ANDERSON LEEKS: UNKNOWN SPOUSE OF JENNIFER ANDERSON LEEKS; BEVERLY HENRY; UNKNOWN TENANT NO. 1: UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE

NOTICE IS HEREBY GIVEN pursu ant to an Order or Summary Final Judgment of foreclosure dated May 8, 2024, and entered in Case No. 532023CA004121000000 of the Cir-

PROPERTY HEREIN DESCRIBED,

Defendant(s).

cuit Court in and for Polk County, THE SALE, IF ANY, OTHER THAN Florida, wherein U.S. BANK TRUST THE PROPERTY OWNER AS OF NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2021-GS2 is Plaintiff and DOROTHY ANDERSON A/K/A DOROTHY LOU-ISE TILLMAN; UNKNOWN SPOUSE OF DOROTHY ANDERSON A/K/A

If you are a person with a disability 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

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Facsimile: (954) 564-9252 1460-185504 / SR4

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM

CLERK REPORTS THE SURPLUS AS UNCLAIMED THE COURT IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN. who needs any accommodation in order to participate in this proceeding,

impaired, call 711.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED May 22, 2024.

Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Service E-mail: answers@dallegal.com May 31; June 7, 2024 24-00795K

SECOND INSERTION

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

CASE NO.: 2023CA004590000000 SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,

MARLON HENRY; ASSOCIATION OF POINCIANA VILLAGES, INC.: UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT. TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to an Order dated May 16, 2024 entered in Civil Case No. 2023CA004590000000 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein SER-VIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and MARLON HENRY; ASSOCIATION OF POIN-CIANA VILLAGES, INC.; UNITED STATES OF AMERICA, ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Stacy M. Butterfield, Clerk of Court, will sell the property at public sale at www.polk.realforeclose.com beginning at 10:00 AM on June 20, 2024 the following described property as set forth in said Final Judgment, to-wit:

LOT 3, BLOCK 794, POINCI-ANA NEIGHBORHOOD 2. VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 310 Begonia

Court, Poinciana, FL 34759 ANY PERSON CLAIMING AN IN-TEREST 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 PUB-LISHED 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 anpearance is less than 7 days; if you are hearing or voice impaired, call 711.

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02301509-JMV May 31; June 7, 2024 24-00809K

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA000556000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. GANESH GONUGUNTLA; et al.,

Defendant(s). TO: Ganesh Gonuguntla Last Known Residence: 4510 Cindy Rd

Lakeland, FL 33810 TO: Unknown Spouse of Ganesh Gonuguntla Last Known Residence: 4510 Cindy Rd

Lakeland, FL 33810 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in POLK County, Florida: THE WEST 1/2 OF THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICU-LARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUND-ARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET TO THE POINT OF BEGIN-NING; THENCE SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 647.81 FEET TO THE SOUTH-WEST CORNER OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST BOUND-ARY OF SAID SOUTH 1/2 A DISTANCE OF 672.64 FEET; THENCE NORTH 89° 22' 15" EAST 647.81 FEET; THENCE

SECOND INSERTION SOUTH AND PARALLEL

WITH THE WEST BOUND-ARY OF SAID SOUTH 1/2 A DISTANCE OF 672.22 FEET TO THE POINT OF BEGIN-NING; LESS AND EXCEPT A SEMICIRCULAR PIECE OF LAND IN THE NORTHEAST CORNER THEREOF LYING WITHIN A 50 FOOT RADIUS OF SAID CORNER; LESS AND EXCEPT THE SOUTH FEET THEREOF; ALONG WITH THE NORTH 25.00 FEET OF THE OF THE EAST 1/2 OF THE FOLLOW-ING DESCRIBED TRACT: A PARCEL OF LAND SITU-ATED IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, AND BEING MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTH 1/2 AND RUN SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUND-ARY OF SAID SOUTH 1/2 A DISTANCE OF 2018.09 FEET TO THE POINT OF BEGIN-NING; THENCE SOUTH 89° 20' 00" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTH 1/2 A DISTANCE OF 647.81 FEET TO THE SOUTH-WEST CORNER OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST BOUND-ARY OF SAID SOUTH 1/2 A DISTANCE OF 672.64 FEET; THENCE NORTH 89° 22' 15" EAST 647.81 FEET; THENCE SOUTH AND PARALLEL WITH THE WEST BOUND-ARY OF SAID SOUTH 1/2 A DISTANCE OF 672.22 FEET

TO THE POINT OF BEGIN-NING; LESS AND EXCEPT A SEMICIRCULAR PIECE OF LAND IN THE NORTHEAST CORNER THEREOF LYING WITHIN A 50 FOOT RADIUS OF SAID CORNER.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on AL-DRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 7-1-24, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

or petition.

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

Dated on May 23, 2024.

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

As Deputy Clerk
ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1091-2723B Ref# 8000 May 31; June 7, 2024 24-00813K

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CC001736000000 ALLY BANK.

Plaintiff, VS. LATASHA L. POWELL; et al., Defendant(s). TO: Latasha L. Powell

Last Known Residence: 4005 Shearwater St Lakeland, FL 33811

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

2019 Chevrolet Traverse, VIN IGNERGKW3KJ188765

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before June 24, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on May 17, 2024.

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

ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1693-182B Ref# 7874

May 31; June 7, 14, 21, 2024 24-00812K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-002496

LAKEVIEW LOAN SERVICING,

Plaintiff, v. ERIC RIOS, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 3, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 4, Patterson Heights, according to the map or plat thereof, as recorded in Plat Book 135, Page(s) 13 and 14, of the Public Records of Polk County, Florida. Property Address: 3483 Patterson

Heights Drive, Haines City, FL

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. SUBMITTED on this 22nd day of

May, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 24-00786K May 31; June 7, 2024

--- SALES / ACTIONS ---

POLK COUNTY

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001144000000 MIDFIRST BANK

Plaintiff, v. NYDIA ENID RIVERA A/K/A

NYDIA E. RIVERA A/K/A NYDIA ENID RIVERA RIVERA, ET AL. Defendants. TO: NYDIA ENID RIVERA A/K/A

NYDIA E. RIVERA A/K/A NYDIA ENID RIVERA RIVERA, Current residence unknown, but whose last known address was: 2417 TANGLEWOOD ST,

LAKELAND, FL 33801-2702 AND CARLOS M. BATISTA,

Current residence unknown, but whose last known address was: 2413 TANGLEWOOD ST, LAKELAND, FL 33801

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

SITUATE, LYING AND BEING IN POLK COUNTY, FLORIDA TO-WIT:

THAT PORTION OF LOTS 13 AND 14, IN BLOCK 2, OF LAKEWOOD PARK SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS: BEGIN AT A POINT 258 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 14, RUN THENCE WEST ON A LINE PARALLEL TO THE NORTH LINE OF LOTS 14 AND 13 FOR A DISTANCE OF 120 FEET; THENCE SOUTH TO THE CENTER LINE OF THE CANAL; THENCE IN A EAST SOUTHEASTERLY DI-RECTION ALONG THE CEN-TER LINE OF THE CANAL TO

SECOND INSERTION

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

CIVIL DIVISION Case No. 2023-CA-005414 Division 07

SELECT PORTFOLIO SERVICING, Plaintiff, vs. KYLE A MILLER A/K/A KYLE

ALEXANDER MILLER A/K/A KYLE MILLER, UNKNOWN SPOUSE OF KYLE A MILLER A/K/A KYLE ALEXANDER MILLER A/K/A KYLE MILLER, LVNV FUNDING LLC, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 9, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 18, BLOCK A, OF POIN-CIANA HEIGHTS, A SUBDIVI-SION IN THE CITY OF LAKE WALES, FLORIDA, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 12, OF THE PUBLIC RECORDS, POLK COUNTY, FLORIDA.

and commonly known as: 614 CARVER DRIVE, LAKE WALES, FL 33853; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk. realforeclose.com on June 25, 2024 to the highest bidder for cash after giving notice as required by Section 45.031

Any persons 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.

AMERICANS WITH DISABILITY

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,

Dated this May 24, 2024 By:/s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 Foreclosure Service@kasslaw.com2023-CA-005414 246300/2322255/CMP May 31; June 7, 2024 24-00796K

A POINT ON THE EAST LINE OF LOT 14 THENCE NORTH TO THE POINT OF BEGIN-NING.

TOGETHER WITH AN EASE-MENT FOR ROAD RIGHT-OF-WAY OVER THAT PORTION OF THE EAST 20 FEET OF THE WEST 80 FEET OF LOT 13, BLOCK 2, LAKEWOOD PARK SUBDIVISION, WHICH LIES NORTH OF THE CANAL.

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 6/24/2024 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 de-

manded in the complaint petition.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entlited, 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 __ day of MAY 17, 2024. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Asuncion Nieves

Deputy Clerk eXL Legal, PLLC Plaintiff's attorney, 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 1000002213

May 31; June 7, 2024 24-00791K

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 2022CC1158000000

Division: MO ALEX MACKINTOSH, Plaintiff, vs. EARLIE SANDERS, UNKNOWN SPOUSE OF EARLIE SANDERS, UNKNOWN SPOUSE OF JANNETTE HERRING, UNKNOWN TENANTS/OWNERS 1, UNKNOWN TENANTS/ OWNERS 2, UNKNOWN TENANTS/OWNERS 3, STATE OF FLORIDA and CLERK OF THE CIRCUIT COURT AND COMPTROLLER, POLK COUNTY, FLORIDA.

Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on May 3, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 5, IN BLOCK 3, HAMIL-TON'S ADDITION TO BARTOW, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 32, PAGE 13, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

and commonly known as: 1785 Hamilton Street, Bartow, Florida 33830. including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk. realforeclose.com on August 1, 2024 to the highest bidder for cash after giving notice as required by Section 45.031

Any persons 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

AMERICANS WITH DISABILITY

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: May 23, 2024 /s/ Lindsay A. Moczynski Lindsay A. Moczynski Florida Bar #89161 Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328952/2116932/wll May 31; June 7, 2024 24-00801K

SECOND INSERTION

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

CASE NO.: 2023CA-005037-0000-00 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 FEB-RUARY 19, 2024 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of Circuit Court will sell the property situated in Polk County,

Florida, described as: 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. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com on 14TH day of JUNE, 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 10th day of May, 2024. STACY M. BUTTERFIELD,

CPA. Clerk of the Circuit Court By: Carolyn Mack, Deputy Clerk May 31; June 7, 2024 24-00790K

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.: 2022CA-001034-0000-00

U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ANTHONY V. WHIPPLELEATHERWOOD: UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING

AND URBAN DEVELOPMENT; CARMEL FINANCIAL CORPORATION, INC: FLORIDA HOUSING FINANCE CORPORATION; HAMPTON HILLS, LLC; LASHAWN D. YOUNG; UNKNOWN TENANT IN

POSSESSION OF THE SUBJECT

PROPERTY. Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at,

the following described property as set forth in said Final Judgment, to wit: LOT NO. 28, BLOCK NO. 21, OF HAMPTONS HILLS PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

10:00 AM on the 25 day of June, 2024,

PROPERTY ADDRESS: 3722 MADBURY CIR, LAKELAND, FL 33810

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, 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 court-house 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

Dated this 23 day of May 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 22-00553 May 31; June 7, 2024

24-00794K

SECOND INSERTION

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

DIVISION

CASE NO. 2024CA001595000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLIFTON DAVIS, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF CLIE-TON DAVIS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 157, ROLLINGLEN,
PHASE THREE, ACCORDING
TO MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 81, PAGE 19AND 1/72 INTEREST IN TRACT A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TO-

GETHER WITH THAT CER-TAIN 1999, 66 X 28, BAY MAN-OR MOBILE HOME, SERIAL #FLHNBFP138042919A/B

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 7-1-24/(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 PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 23 day of May, 2024.

CLERK OF THE CIRCUIT COURT Stacy M. Butterfield (SEAL) BY: /s/Carolyn Mack DEPUTY CLERK Robertson, Anschutz, Schneid, Crane & Partners PLLC ATTORNEY FOR PLAINTIFF

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-198204 May 31; June 7, 2024 24-00810K SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2022-CA-002225 FLAGSTAR BANK, N.A., Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al.,

Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 18, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida.

Property Address: 145 Palazzo Lane, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

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

gagee or the Mortgagee's attorney.

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

SUBMITTED on this 29th day of May, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 May 31; June 7, 2024 24-00811K

SECOND INSERTION

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

CIVIL DIVISION CASE NO.: 2022CA002769000000 FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. JAMES SARVER ET AL., DEFENDANTS.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 20th day of May, 2024, and entered in Case No. 2022CA002769000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and JAMES SARVER; UNKNOWN TENANT N/K/A TYLER BLANTON and U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF CVF III MORTGAGE LOAN TRUST II are defendants. Stacy M. Butterfield, CPA, Clerk of Circuit Court as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on the 19th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 31, FLAMINGO HEIGHTS SUBDIVISION. ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 37, PAGE(S) 37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIMING

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this document; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Dated this 23rd day of May, 2024. By: /s/ Liana R. Hall Liana R. Hall Bar No. 73813 Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 22FL373-1096 May 31; June 7, 2024 24-00792K

--- ESTATE ---

SECOND INSERTION

NOTICE OF ADMINISTRATION (intestate)

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 1760 IN RE THE ESTATE OF TERRIE LYNN DOTSON,

Deceased.

The administration of the Estate of TERRIE LYNN DOTSON, deceased, File Number 2024 CP 1760, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all

objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

Persons who may be entitled to exempt property under section 732.402. Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

BONNIE PORTER

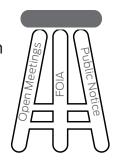
Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative May 31; June 7, 2024 24-00793K



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







VS



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

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Land and Water Use

Tax Districts

Creation of Special

School District Reports

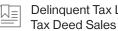
Zoning, Annexation and

Land Use Changes



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists.



Sales

Government Property



Permit and License Applications

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com