

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of GREGORY LEE ALECK, if deceased any unknown heirs or assigns, will, on June 26, 2024, at 10:00 a.m., at 169 Valencia Drive, Lot #169, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1977 SKYL MOBILE HOME, VIN: 03630410AK, TITLE NO.: 0014566758, and VIN: 03630410BK, TITLE NO.: 0014566759 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 June 14, 21, 2024 24-00861K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of KATHRYN TOMERA HORTON, UNKNOWN PARTY IN POSSESSION, FLORENCE R. MADGEY, if deceased any unknown heirs or assigns and JANNINE MARIA MADGEY, if deceased any unknown heirs or assigns, will, on June 26, 2024, at 10:30 a.m., at 176 Valencia Drive, Lot #176, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1974 BARRI MOBILE HOME, VIN: 03Z033254S3683E, TITLE NO.: 0011790923 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 June 14, 21, 2024 24-00862K

FIRST INSERTION
Fictitious name notice
Notice is hereby given that Sandra Ralston, desiring to engage in business under the fictitious name of Penuca Lifestyle located at 210 Barrington dr. Haines city, FL 33844 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes
June 14, 2024 24-00864K

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 Modern Adaptations located at 212 26th St 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, Florida.
Dated this 7th day of June, 2024.
New Axion LLC
June 14, 2024 24-00875K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.
SALE DATE JULY 15, 2024
ULTIMATE MOTORS CARS 1301 W MEMORIAL BLVD
2016 HYUN 5NPDH4AEGH731468 \$4,549.64
2001 ISU 4S2CK58WX14348853 \$3,444.
JAMIES COLLISION 2801 US HWY 17-92 W
2019 HYUN 5NMS5CAD0KH037145 \$4,490.01
PODIUM COLLISION 8217 US HWY 98 N
2017 FORD 1FATP8UH6H5278283 \$2230.80
June 14, 2024 24-00882K

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 MAID MAGIC located at 3373 Oak Meadows Dr, in the County of Polk, in the City of Mulberry, Florida 33860 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Mulberry, Florida this 10th day of June, 2024.
Bradly A Juarez
June 14, 2024 24-00883K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of THOMAS C. WOODWARD and PAMELA J. WOODWARD, if deceased any unknown heirs or assigns, will, on July 1, 2024, at 10:00 a.m., at 2044 Red Cedar Drive, Lot #197, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:
1991 PALM MOBILE HOME, VIN: PH066824A, TITLE NO.: 0049711974, and VIN: PH066824B, TITLE NO.: 0049705843 and all other personal property located therein
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 June 14, 21, 2024 24-00885K

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 7 days winterhaven, located at 1123 6TH ST NW, in the City of WINTERHAVEN, County of Polk, State of FL, 33881, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11 of June, 2024.
FREDDY MARIE LLC
1123 6TH ST NW
WINTERHAVEN, FL 33881
June 14, 2024 24-00886K

FIRST INSERTION
LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING
The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, June 26, 2024, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.
The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 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 Office.
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
June 14, 2024 24-00865K

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AMC Brix, located at 623 Pilaklakaha Ave, in the City of Auburndale, County of Polk,

--- ESTATE ---
FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 53-2024-CP-001635-0000-XX IN RE: ESTATE OF WENDY MARIE STALFORD, AKA WENDY H. STALFORD Deceased.
The administration of the estate of Wendy Marie Stalford, aka Wendy H. Stalford, deceased, whose date of death was January 29, 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.
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

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532023CP0037910000XX Division Probate IN RE: ESTATE OF HAMID MOHAMMED Deceased.
The administration of the estate of HAMID MOHAMMED, deceased, whose date of death was 11/21/2022, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532024CP0016270000XX IN RE: ESTATE OF WILLIAM JOSEPH KELLUM, JR., Deceased.
The administration of the estate of WILLIAM JOSEPH KELLUM, JR., deceased, whose date of death was March 15, 2024, and whose social security number is xxx-xx-3819, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Courthouse, 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 14, 2024.
/s/ Lorraine Quadros (May 29, 2024 15:35 EDT)
Lorraine Quadros
Petitioner
Address: 2559 Penny Moor Ct. Herndon, VA 20171
Email Address: iamrainne1@yahoo.com
Phone Number: 7034025892
/s/ Sylvana Rosende
Attorney for Petitioner
Sylvana Rosende, Esq.
FL Bar Number: 1025248
Address: 3785 NW 82nd Ave, Suite 117 Miami, FL 33166
Email Address: srosende@trustandwill.com
Phone Number: (786)205-5141
June 14, 21, 2024 24-00870K

State of FL, 33823, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 11 of June, 2024.
Chris Smoll
623 Pilaklakaha Ave
Auburndale, FL 33823
June 14, 2024 24-00887K

--- ESTATE ---
FIRST INSERTION
and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is June 14, 2024.
Personal Representative:
Douglas J. Stalford
1020 S. Lake Mariah Drive
Winter Haven, FL 33884
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straightturner.com
Secondary E-Mail: ahall@straightturner.com
June 14, 21, 2024 24-00863K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 532024CP0016270000XX IN RE: ESTATE OF WILLIAM JOSEPH KELLUM, JR., Deceased.
The administration of the estate of WILLIAM JOSEPH KELLUM, JR., deceased, whose date of death was March 15, 2024, and whose social security number is xxx-xx-3819, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk County Courthouse, 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 14, 2024.
Personal Representative:
HEATHER SUE KELLUM
4816 Kanoy Drive
Lakeland, FL 33805
Attorney for Personal Representative:
Jaimon H. Perry, Esq.
Attorney for HEATHER SUE KELLUM
Florida Bar Number: 0514020
THE PERRY LAW GROUP LLC
37 North Orange Avenue, Suite 500
Orlando, FL 32801
Telephone: (407) 323-2121
Fax: (321) 249-0587
E-Mail: jperry@perrylawfla.com
June 14, 21, 2024 24-00872K

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 2024CP0017820000XX Division: Probate IN RE: ESTATE OF ROBERT W. HIGGINSON Deceased.
The ancillary administration of the Estate of Robert W. Higginson, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024 CP 1804 IN RE: ESTATE OF RAYMOND WILFRED RICE Deceased.
The administration of the estate of Raymond Wilfred Rice, deceased, whose date of death was April 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP0017820000XX IN RE: ESTATE OF ROBERT W. HIGGINSON Deceased.
The ancillary administration of the Estate of Robert W. Higginson, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP0017820000XX Division: Probate IN RE: ESTATE OF ROBERT W. HIGGINSON Deceased.
The ancillary administration of the Estate of Robert W. Higginson, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 24CP-1229 Division Probate IN RE: ESTATE OF WILLIAM T. TRIBBLE Deceased.
The administration of the estate of William T. Tribble, deceased, whose date of death was February 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024CP0017820000XX IN RE: ESTATE OF ROBERT W. HIGGINSON Deceased.
The ancillary administration of the Estate of Robert W. Higginson, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No.: 2024CP0017820000XX Division: Probate IN RE: ESTATE OF ROBERT W. HIGGINSON Deceased.
The ancillary administration of the Estate of Robert W. Higginson, deceased, whose date of death was January 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Ancillary Personal Representative and the Ancillary Personal Representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com

SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
PROBATE FILE NO.
53-2023-CP-002533-0000-XX
IN RE: Estate of
CHRISTOPHER LEE NORRIS,
Deceased.

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

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

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

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

NOTWITHSTANDING THE TIME 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 14, 2024.

Personal Representative:

/s/ Deanne Norris

Deanne Norris

8340 Perch Lake Road

Alturas, Florida 33820

Attorney for Personal Representative:

/s/ Amy L Phillips

AMY L. PHILLIPS

Attorney for Petitioner

Florida Bar No. 91682

P.O. Box 4397

Winter Haven, FL 33885

(863) 268-8292

amy@amyphillipspllc.com

June 14, 21, 2024

24-00879K

--- SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO. 2018CA000971000000
U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR STRUCTURED ASSET
SECURITIES CORPORATION
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2007-BC4,
Plaintiff, vs.

WILFREDO SELPA; NINOSHKA

MATOS A/K/A NINOSHKA M.

MATOS A/K/A NINOSHKA M.

MATOS RODRIGUEZ, ET AL.,

et al.

Defendants

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated June 4, 2024, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4, is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIATION, INC.; POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 a.m., on the 9TH day of JULY, 2024, the following described property as set forth in the final judgment, to wit:

LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 24CP-1865
IN RE: ESTATE OF
Shirley Woytek
deceased.

The administration of the estate of Shirley Woytek, deceased, Case Number 24CP-1865 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against 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 14, 2024.

Tonya Woytek**Personal Representative**

Address: 4920 NW 56th Street

Coconut Creek, FL 33073

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 14, 21, 2024

24-00880K

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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 7th day of June, 2024.

VAN NESS LAW FIRM, PLLC

1239 E. Newport Center Drive,

Suite 110

Deerfield Beach, Florida 33442

Ph: (954) 571-2031

PRIMARY EMAIL:

Pleadings@vanlawfl.com

/s/ Mark Elia

Mark C. Elia, Esq.

Bar Number: 695734

PHH4842-17/sap

June 14, 21, 2024

24-00868K

FIRST INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT,
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO. 53-2024-CA-000373-
0000-00

HOLIDAY INN CLUB VACATIONS INCORPORATED**Plaintiff, vs.****JUNG ET AL.,****Defendant(s).**

COUNT I ALICE J. JUNG, TRUSTEE OF THE RICHARD CARL JUNG AND ALICE JOANNE JUNG JOINT REVOCABLE LIVING TRUST, DATED FEBRUARY 21, 2012

Notice is hereby given that on 7/11/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com., Clerk of Court, Polk County, Florida, will offer for sale the properties as described below, of the following described real property:

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

upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto.
Interest 1.923% , Use Period No./ Unit No. 14/0029 and 17/0039, Building E ,

The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000373-0000-00

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

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

DATED this June 7, 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 14, 21, 2024

24-00866K

FIRST INSERTION

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

CASE NO.: 2023-CA-007090

MADISON PLACE SERVICE PROVIDER, LLC,**Plaintiff, vs.****MARTA MARIA ALEJANDRO,****YAIDELIZ RAMIREZ****ALEJANDRO, UNKNOWN****TENANT #1, UNKNOWN****TENANT #2,****Defendants,**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on May 31, 2024 in Case No. 2023-CA-007090, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein MADISON PLACE SERVICE PROVIDER LLC's ("MADISON PLACE"), are the Plaintiffs and, MARTA MARIA ALEJANDRO, YAIDELIZ RAMIREZ ALEJANDRO, UNKNOWN TENANT #1, UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Tuesday, July 30, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 267, Madison Place Phase 2, according to the plat thereof, recorded in Plat Book 181, Page(s) 24 through 27, inclusive, of the

Public Records of Polk County, Florida, with the following street address: 604 Madison Drive, Davenport, FL 33837.

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

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

Dated this 7th day of June, 2024.

/s/ Shay M. Beaudoin

PATRICK H. WILLIS, ESQUIRE

Florida Bar No.: 526665

pwillis@willisoden.com

SHAY M. BEAUDOIN, ESQUIRE

Florida Bar No.: 1024968

sbeaudoin@willisoden.com

WILLIS | ODEN

390 N. Orange Avenue, Suite 1600

Orlando, FL 32801

Telephone: (407) 903-9939

Attorneys for Plaintiff

113357-0019

June 14, 21, 2024

24-00869K

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.: 2023CA006249000000

BELL BANK, A NORTH DAKOTA**BANKING CORPORATION,****Plaintiff, vs.****GERALD B. MINNIEFIELD,****JR. A/K/A GERALD BERNARD****MINNIEFIELD, JR.; MICROF;****THE VERANDA'S AT LA LAKE****REEVES HOMEOWNERS****ASSOCIATION, INC.;****TRADITIONS AT WINTER HAVEN****HOMEOWNERS ASSOCIATION,****INC.; SHATARRA V. CARTER****A/K/A SHATARRA VONSHAY****CARTER; UNKNOWN TENANT IN****POSSESSION OF THE SUBJECT****PROPERTY,****Defendants.**

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

LOT 255, TRADITIONS PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 2642 RUTLEDGE CT, WINTER HAVEN, FL 33884

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

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

Dated this 11 day of June 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
23-02936
June 14, 21, 2024

24-00881K

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-004291-0000-00

PENNYMAC LOAN SERVICES,**LLC,****Plaintiff, vs.****YOVANI CAMACHO; LAKES AT****LUCERNE PARK HOMEOWNERS'****ASSOCIATION, INC.; POLK****COUNTY FLORIDA CLERK OF****COURT; STATE OF FLORIDA;****MACAULAY FALU-BAEZ;****YAMARIS VEGA TORRES;****UNKNOWN TENANT IN****POSSESSION OF THE SUBJECT****PROPERTY,****Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 03 day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

BLOT 15, AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK PHASE 6", RECORDED IN PLAT BOOK 176, PAGES 32-34, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 1629 AMBAR COURT, WINTER HAVEN, FL 33881

IF YOU ARE A PERSON CLAIMING

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

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

Dated this 05 day of June 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
23-00010
June 14, 21, 2024

24-00867K

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. 532023CA005444000000

Fifth Third Bank, N.A.,**Plaintiff, vs.****Americo Morales Alvira, et al.,****Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 532023CA005444000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Fifth Third Bank, N.A. is the Plaintiff and Americo Morales Alvira; Lila Castillo Colon; Eusebio Alverio Camacho; Unknown Spouse of Eusebio Alverio Camacho; Association of Poinciana Villages, Inc.; Poinciana Village Seven 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 5th day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2021-CA-003302
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
UNKNOWN PERSONAL
REPRESENTATIVE OF THE
ESTATE OF JAMIE MICHELLE
SPEARS, et al.,
Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on July 29, 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 7, Reva Heights Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 50, of the Public Records of Polk County, Florida.
Property Address: 4919 S Gachet Blvd, Lakeland, FL 33813

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 11th day of June, 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

June 14, 21, 2024

24-00884K

FIRST INSERTION

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

CASE NO. 2024CA000730000000
LAKEVIEW LOAN SERVICING,
LLC.,

Plaintiff, vs.

KATELYN ADELIA MUNSON,
et. al.

Defendant(s),

TO: KATELYN ADELIA MUNSON, UNKNOWN SPOUSE OF KATELYN ADELIA MUNSON, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

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

LOT 17, IN BLOCK A, OF MELYDY HEIGHTS, LAKELAND, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 33, AS RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 5-13-24/ (30 days from Date of First Publica-

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

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 4 day of April, 2024.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/Carolyn Mack
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners PLLC

6409 Congress Ave., Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

23-171727

June 14, 21, 2024

24-00871K

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. 2024CA000060000000
Truist Bank,

Plaintiff, vs.

Connie Johnson,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000060000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Truist Bank is the Plaintiff and Connie Johnson 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 11th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 103, VALENCIA WOOD: THE WEST 40 FEET OF LOT 601 AND THE EAST 40 FEET OF LOT 600, ELOISE WOODS, EAST LAKE MARIAM UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 32 AND 32A, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.

TAX ID: 26-28--34-659500-006001

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 10th day of June, 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-F02372

June 14, 21, 2024

24-00877K



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

SARASOTA • MANATEE • HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF SALE
Affordable Self Storage of Bartow
1515 Centennial Blvd. Bartow, FL
33830 (863)533-5597
Personal property consisting of sofas,
TVs, clothes, boxes, household goods
and other personal property used in
home, office or garage will be sold or
otherwise disposed of at public sales
on the dates & times indicated below to
satisfy Owners Lien for rent & fees due
in accordance with Florida Statutes:
Self-Storage Act, Sections 83.806 &
83.807. All items or spaces may not be
available for sale. Cash or Credit cards
only for all purchases & tax resale cer-
tificates required, if applicable.

SECOND 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
in accordance with Florida Statutes:
Self storage act, Sections 83.806 and
83.807. All items or spaces may not be
available for sale. Cash or Credit cards
only for all purchases & tax resale cer-
tificates required if applicable.

SECOND 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 iden-
tification numbers FLFLH33A1135BA

--- SALES ---

SECOND INSERTION

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

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-
tion")
Unit Type: AMBASSADOR
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-
CA-005646-0000-00.
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 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately 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
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 24-00854K

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA CIVIL DIVISION
Case No: 24-CA-001337
ROBERTO HERNANDEZ;
Plaintiff, vs.
JEREMY L. BOGGS, 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 FURTHER
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
Defendants.
STATE OF FLORIDA
COUNTY OF POLK
TO: CHARLES THOMAS BOGGS JR
and JEAN BOGGS, AS CO-TRUSTEES

NOTICE OF ACTION
FORECLOSURE
PROCEEDINGS-PROPERTY
IN THE CIRCUIT COURT OF THE
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); 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
Martel Medrano; Simon Medrano;

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 AMEND-
ED JUNE 10, 2010; AS FURTHER
AMENDED JUNE 14, 2010; AS FUR-
THER 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.
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 Alejandro
Herrera; Unknown Spouse of 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;

Shellar Ran Pilkington; Raymond
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 Alejandro
Herrera; Unknown Spouse of 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;

FOURTH INSERTION
Lot 13 of LAKE KRENSEN ES-
TATES, according to the map
or plat thereof recorded in Plat
Book 95, Page 3, Public Records
of Polk County, Florida.
AKA: O Hwy 555 Bartow, FL
33830
Property ID Number: 24-30-13-
293166-000130
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
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 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

SECOND INSERTION

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 Pil-
kington: LAST KNOWN ADDRESS:
2110 Eagle Drive, Wauchula, FL 33873
and Unknown Spouse of Suzanna Me-
drano: LAST KNOWN ADDRESS:106
Northwest 67th Street, Fort Lauder-
dale, FL 33309
Residence unknown, if living, includ-
ing 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, credi-
tors, lienors, and trustees, and all other
persons claiming by, through, under
or against the named Defendant(s);
and the aforementioned named
Defendant(s) and such of the afore-
mentioned unknown Defendants and
such of the aforementioned unknown
Defendants as may be infants, incom-
petents 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

Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this notifi-
cation if the time before the sched-
uled appearance is less than 7 days;
if you are hearing or voice impaired,
call 711.
Done on this 7th day of May 2024.
STACY M. BUTTERFIELD, CPA
(SEAL) As Clerk of the Court
By: Asuncion Nieves As Deputy Clerk
Natalia Ouellette-Grice, Esq
Florida Bar Number: 68905
2901 W. Busch Blvd. Suite 805
Tampa, FL 33618
Phone: (813) 480-2106
E-service: natalia@lcolawfl.com
L-2644
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

in Polk County, Florida, more particu-
larly described as follows:
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,
SECTION 11.
more commonly known as 1123
North Swindell Avenue, Lake-
land, FL 33805.
This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
LOGS LEGAL GROUP LLP, Attorneys
for Plaintiff, whose address is 750 Park
of Commerce Blvd., Suite 130, Boca 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-
manded in the Complaint.
If you are a person with a dis-
ability 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, call
711.
WITNESS my hand and seal of this
Court on the 17 day of May, 2024.
Default Date: June 24, 2024
Stacy M. Butterfield
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 FCO1 RFT
June 14, 21, 2024 24-00820K

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com



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

--- ACTIONS / SALES ---

SECOND 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 publica-
tion of the Notice of Action, on Alber-
telli Law, Plaintiff's attorney, whose
address is P.O. Box 23028, Tampa, FL
33623; otherwise, a default will be en-
tered against you for the relief demand-
ed 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 disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Office of the Court
Administrator, 255 N. Broadway Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or imme-
diately upon receiving this notification
if the time before the scheduled ap-
pearance is less than 7 days; if you are
hearing or voice impaired, call 711.

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

SECOND INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)**
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT,
IN AND FOR POLK COUNTY,
FLORIDA

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,
FL 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 de-
cide 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
request.

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

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing 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

SECOND 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 par-
ties 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

SECOND INSERTION

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

CASE NO. 2023CA005932000000
LAKEVIEW LOAN SERVICING
LLC,
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 Fore-
closure 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 ac-
cordance with Chapter 45, Florida Statutes
on the 9th day of July, 2024 at 10:00
AM on the following described prop-
erty as set forth in said Summary Final
Judgment, to-wit:
Lot 126, of PINNACLE POINT,
according to the Plat thereof, as

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2023CA004145000000
LAKEVIEW LOAN SERVICING,
LLC,
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 Ju-
dicial 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
ROSA LINDA 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-

known parties may claim an interest
in the surplus from the sale, if any, other
than the property owner as of the date
of the lis pendens, must file a claim
before the clerk reports the surplus as
unclaimed.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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
23-07609FL
June 7, 14, 2024 24-00823K

required to serve a copy of your written
defenses, if any, to it on Woolsey Mor-
com, 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

SECOND INSERTION

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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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
23-07609FL
June 7, 14, 2024 24-00823K

SECOND INSERTION

KNOWN PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS,
DEVISEES, GRANTEES, OR OTHER
CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. But-
terfield, CPA will sell to the highest bid-
der for cash at www.polk.realforeclose.
com on July 1, 2024 at 10:00:00 AM
EST the following described real prop-
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.

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 provi-
sion of certain assistance. Please contact
the Office of the Court Administrator,
255 N. Broadway Avenue, Bartow, Flori-
da 33830, (863) 534-4686, at least 7 days
before your scheduled court appearance,
or immediately upon receiving this noti-
fication 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.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
Digitally signed by Zachary Ullman
Date: 2024.06.03 15:23:36 -0400'
By: Zachary Ullman
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1184-1779B
June 7, 14, 2024 24-00845K

SECOND INSERTION

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

CASE NO.:
2023CA-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 electroni-
cally 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

SECOND 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 pursu-
ant 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 Ju-
dicial 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 De-
fendants, 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 web-
site 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

SECOND INSERTION

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

CASE NO.: 2023-CA-004683
HSBC BANK USA, N.A., AS
TRUSTEE, ON BEHALF OF THE
HOLDER 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 Pursu-
ant to a Final Judgment of Foreclosure
dated May 20, 2024, and entered in
Case No. 2023-CA-004683 of the Cir-
cuit 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 Mort-
gage 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, Creditors,
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

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 par-
ticipate 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 Re-
lay 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 ef-
fectively 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

SECOND INSERTION

of Polk County, Florida.

A/K/A: 326 Monroe Circle, Dav-
enport, FL 33896
A 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled 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
June 7, 14, 2024 24-00847K

SECOND INSERTION

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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately upon receiving this noti-
fication if the time before the sched-
uled 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
June 7, 14, 2024 24-00846K

SECOND INSERTION

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

CASE NO. 2023CA005354000000
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
ERNESTINE MARSHALL A/K/A
ERNESTINE BARNES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursu-
ant 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 Defen-
dants, 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 ac-
cordance with Chapter 45, Florida Statutes
on the 3rd day of July, 2024 at 10:00
AM on the following described prop-
erty 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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 ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-001376

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
June 7, 14, 2024 24-00832K

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

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

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

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

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

Personal Representative:

/s/ Amanda Atherton
Amanda Atherton
4705 Grand Ave S
Minneapolis, Minnesota 55419
Attorney for Personal Representative:
Amy L. Phillips
/s/ 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
June 7, 14, 2024 24-00849K

SECOND INSERTION

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

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

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

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

Personal Representative:

Aaron Thomas Crowl
1611 Slash Pine Road
Lakeland, Florida 33809
Attorney for Personal Representative:
Cyrus 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

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 24-00818K

SECOND 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 BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is 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 ---

SECOND INSERTION

NOTICE OF SALE AS TO:
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY,
FLORIDA
CASE NO.
53-2023-CA-006229-0000-00

SILVERLEAF RESORTS, LLC
Plaintiff, vs.
KILLINGSWORTH ET AL.,
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 following described real property:

COUNT I
RICHARD S. KILLINGSWORTH, SUSAN APRIL KILLINGSWORTH
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (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. 1/0013, B,

COUNT III
CHARLES ALLEN MILLER
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (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. 42/0022, C,

COUNT VI
WILLIAM H. PIERCE JR, TONI C. PIERCE
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (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. 46/0107, I,

COUNT VIII
JEFFREY RICHARDSON, TERRIE RICHARDSON,
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (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 tenant-in-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. WILLIAMS, PEARLIE WILLIAMS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PEARLIE WILLIAMS
An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation

SECOND 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 III, LLC,
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 ESTATE HOLDINGS III, LLC is the Plaintiff and VACATION RENTALS GROUP INC; 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 are the Defendants, 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 CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306, AND MORE SPECIFICALLY RECORDED IN CONDOMINIUM BOOK 14, PAGE 43, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

SUBJECT PROPERTY ADDRESS:
101 PARADISE PARADE, DAVENPORT, 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 PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS

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 tenant-in-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 notification 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

PURSUANT TO THE FINAL JUDGMENT.

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 FUNDS.

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: June 5, 2024
/s/ Ashland R. Medley, Esquire
Ashland R. Medley, Esquire/FBN:
89578
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:
FLService@AshlandMedleyLaw.com
Attorney for the Plaintiff
June 7, 14, 2024 24-00859K

--- ACTIONS / SALES ---

SECOND 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,
Plaintiff, v.
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, GRANTEEES,
OR OTHER CLAIMANTS,,
Defendants.

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
described as:

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 high-
est 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 Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

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 SANOPA 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

SECOND INSERTION

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

Case No. 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 Ju-
dicial Circuit, in and for Polk County,
Florida, wherein CrossCountry Mort-
gage, LLC is the Plaintiff and The Un-
known Heirs, Devisees, Grantees, As-
signees, Lienors, Creditors, Trustees,
and all other parties claiming interest
by, through, under or against the Es-
tate 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.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
wit:

BEGIN 25 FEET NORTH AND
253 FEET EAST OF THE SW
CORNER OF THE NW 1/4
OF THE SW 1/4 OF SECTION

7, 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

FLCourtDoes@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # #23-F01392

June 7, 14, 2024

24-00827K

THIRD 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 ac-
tion for Replevin of personal property
and breach of contract damages on the
following personal property in Polk
County, Florida:

2019 Chevrolet Traverse, VIN
IGNERK3KJ188765

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 de-
manded in the complaint or petition.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact the Office of the Court Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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 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
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-
29-09-000000-013750.

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, tele-
phone number (407) 514-2692, on or
before July 8, 2024, and file the origi-
nal 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 disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain
assistance. Please contact the Office
of the Court Administrator, 255 N.
Broadway Avenue, Bartow, Florida
33830, (863) 534-4686, at least 7
days before your scheduled court ap-
pearance, or immediately upon re-
ceiving 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 30 day of May 2024.
Stacy M. Butterfield
Clerk of the Circuit Court
(SEAL) By: /s/ Carolyn Mack
As Deputy Clerk

Isaac Manzo,
of Manzo & Associates, P.A.,
Plaintiff's attorney,
4767 New Broad Street,
Orlando, FL 32814,
telephone number (407) 514-2692
June 7, 14, 21, 28, 2024 24-00821K

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-003396
CALABAY PARC HOMEOWNERS
ASSOCIATION, INC., a Florida not-
for-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 Cir-
cuit 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-
sure and Award of Attorneys Fees and
Costs, to-wit:

Property Address: 486 Cala-
bay Parc Boulevard, Davenport,
Florida 33897
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 Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863) 534-4686,
at least 7 days before your sched-
uled court appearance, or immedi-
ately upon receiving this notificat-
ion 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
June 7, 14, 2024 24-00853K

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION

Case No. 2023CA006814000000
Navy Federal Credit Union,
Plaintiff, vs.

Louvenia Adhemar, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursu-
ant to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 2023CA006814000000 of
the Circuit Court of the TENTH Ju-
dicial 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' Associa-
tion, 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
wit:

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 POLK
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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

FLCourtDoes@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 23-F02080

June 7, 14, 2024 24-00826K

SECOND INSERTION

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

CASE NO.: 2022-CA-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 NATIONAL
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-
TUAL 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 begin-
ning at 10:00 AM, at www.
polk.realforeclose.com the following-
described real property as set forth in
said Final Judgment of Mortgage Fore-
closure, 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 Admin-
istrator, 255 N. Broadway Avenue,
Bartow, Florida 33830, (863) 534-4686,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

Dated: This 31st day of May, 2024.

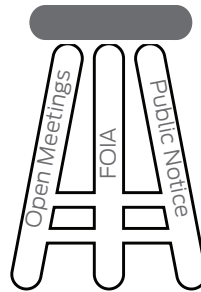
Respectfully submitted,
HOWARD LAW

4755 Technology Way, Suite 104

Boca Raton, FL 33431

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

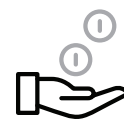


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com