Public Notices



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

JULY 5 - JULY 11, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of THE BRADLEY LAKE WILSON located at 5000 TIGNES LANE in the City of DAVENPORT, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 26th day of June, 2024. 6367 LAKE WILSON GROUND OWNER LLC CARET VENTURES

24-00960K

FIRST INSERTION

PUBLIC NOTICE Optum - Haines City will be relocating effective Aug. 5, 2024.

NEW LOCATION WellMed at Haines City 2380 North Blvd. West, Suite 1 Davenport, FL 33837 Phone: 1-863-422-8574 Fax: 1-863-422-7251

For questions or copies of medical records call or fax: Phone: 1-863-866-9820 Fax: 1-863-812-4455

July 5, 12, 19, 26, 2024

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of DRJ TRANSPORT located at 222 Holland St, in the County of Polk, in the City of Lake Wales, Florida 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Lake Wales, Florida, this 28th day of June, 2024. daviell jacquis groover-robinson

July 5, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/19/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1993 AWAR travel trailer bearing Vehicle Identification Number 2ABTT7TB5PGA02645 and all personal items located inside the travel trailer, a 2005 CHEV motor vehicle bearing Vehicle Identification Number 3GNEC16Z65G285208 and all personal items located inside the motor vehicle, and a 2002 FORD motor vehicle bearing Vehicle Identification Number 1FTSS34LX2HA06711 and all personal items located inside the motor vehicle. Last Tenant: Kevin Nelson George, Estate of Kevin Nelson George, Joseph Anthony Byerley, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Kevin Nelson George. Sale to be held at: Kissimmee South MH and RV Resort, 3700 U.S. Highway 17-92 N., Davenport, Florida 33837,

July 5, 12, 2024

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMIT

Florida Department of Environmental Protection Southwest District Office Draft Air Permit No. 1050377-012-AC Oldcastle APG South, Inc., Auburndale Dry Mix, Coastal Oldcastle Plant Polk County, Florida

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

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

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

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

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

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

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

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

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

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

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

Mediation: Mediation is not available in this proceeding.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: http://lakeashton2cdd.com, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may prop-

FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II

COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Friday, July 19, 2024 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd.,

Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

erly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Wednesday, July 17, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted

The meeting is open to the public and will be conducted in accordance with the provisions 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 such meeting.

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

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

Jason Greenwood, District Manager July 5, 2024

24-00948K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

March 6, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Country Club, Inc.
TIMESHARE PLAN:

ORLANDO BREEZE RESORT

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period desribed above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M92077184 --TIMOFEY KOROBKOV and SVET-LANA KOROBKOV, ("Owner(s)"), 37 DEANE ST, CHICOPEE, MA 01020 and 145 MANCHESTER TER, SPRINGFIELD, MA 01108 / Week 7 in Unit No. 0025/ Building D/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,153.79/ Lien Doc #2023038882/Assign Doc #20230141483

Contract Number: M91724047 RUSSELL A MASON and VIRGINIA J MASON, ("Owner(s)"), 2117 TEAL BAY BEND LN, LEAGUE CITY, TX 77573 / Week 39 in Unit No. 0019/ Building C/ Fractional Interest 1.923% Amount Secured by Lien: \$4,927.33/ Lien Doc #2023038882/Assign Doc #20230141483

*20230141483 Contract Number: M92489946 -- JUSTIN T WATKINS and ERIN D WATKINS, ("Owner(s)"), 3302 HOLLY LN, ROWLETT, TX 75089 Week 21 in Unit No. 0016/ Building B/ Fractional Interest 1.923%/ Amount Secured by Lien: \$3,784.36/ Lien Doc #2023038882/Assign Doc #20230141483

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If pay-

ment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee,

801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE

March 15, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The Obligor has failed to pay when due the applicable assessments for common expenses and ad valorem taxes. A Claim of Lien has been recorded in the Public Records of Polk County, Florida against the Obligor's timeshare interest including any costs, expenses, and attorney's fees, which amount is identified below. The Claim of Lien has been assigned to Holiday Inn Club Vacations Incorporated f/k/a Orange Lake Coun-

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest as tenant-in-common in and to the Unit, all as described below, in Orlando Breeze Resort, a vacation resort in Polk County, Florida, according to the Declaration of Restrictions, Covenants and Conditions recorded in Official Records Book 06046, Page 0473, of the Public Records of Polk County, Florida, as may be subsequently amended or supplemented from time to time (the "Declaration"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the

Unit, to occupy the Unit with annual or biennial (Odd or Even years) frequency during the Use Period desribed above, together with an undivided interest in the Common Elements appurtenant thereto of Orlando Breeze Resort.

Contract Number: M93664528 --JOHN CHANEY, ("Owner(s)"),

19 CATSKILL ST, ALBANY, NY 12203 / Week 38 in Unit No. 0035/ Building E/ Fractional Interest 1.923%/ Amount Secured by Lien: \$3,346.26 Lien Doc #2023138882/Assign Doc #2023141483

Contract Number: M91768308 CASSIE CREED and ANDREW SEMPLE,

DA ST, HITCHCOCK, TX 77563 / Week 21 in Unit No. 0022/ Building C/ Fractional Interest 1.923%/ Amount Secured by Lien: \$4,127.02/ Lien Doc #2023138882/Assign Doc #2023141483

Contract Number: M91565130 --ALEXANDER PRICE IV and JENNI-FER M PRICE, ("Owner(s)"), PO BOX 4059. DALLAS, TX 75208 and 17708. LOCH LINNHE LOOP, PFLUGER-VILLE, TX 78660 / Week 43 in Unit No. 0010/ Building B/ Fractional Interest 1.923%/Amount Secured by Lien: \$3,531.57/Lien Doc #2023138882/Assign Doc #2023141483

You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated F/K/A Orange Lake Country Club, Inc., at 866-714-8679.

Failure to cure the default set forth herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien.

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY IN-FORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407

July 5, 12, 2024 24-00972K



What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/19/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1988 BARR mobile home bearing the vehicle identification numbers FLFLH33A11135BA and FLFLH33B11135BA and all personal items located inside the mobile home. Last Tenant: Joe Ross Hester. Sale to be held at: Royal Palm Village, 3000 US Highway 17/92 West, Haines City, Florida 33844, 863-422-1086.

July 5, 12, 2024

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, July 17, 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 July 5, 2024

MANATEE COUNTY

manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY

charlotteclerk.com

LEE COUNTY

leeclerk.org

COLLIER COUNTY

collierclerk.com

HILLSBOROUGH

COUNTY

hillsclerk.com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

24-00947K

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE WESTRIDGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Westridge Community Development District (the "District") will hold a public hearing and a meeting on July 25, 2024, at 2:00 p.m. at Waterstone Clubhouse located at 2751 Bella Vista Drive, Dav-

FIRST INSERTION

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2024/2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at bmendes@rizzetta.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act , any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

July 5, 2024



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice email: legal@businessobserverfl.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-1761 **Division Probate** IN RE: ESTATE OF ROBERT GEORGE YOST

Deceased.

The administration of the estate of Robert George Yost, deceased, whose date of death was December 2, 2022, 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 personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: Marilyn J. Brust 7958 Brookfield Pl. NW

Canal Winchester, Ohio 43110 Attorney for Personal Representative: Douglas A. Dodson, II, Attorney Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com

24-00958K July 5, 12, 2024

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT, TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CP-1972 DIVISION: 14

IN RE: ESTATE OF ERIC JUSTIN LEHMAN, Deceased.

If you have been served with a copy of this notice and you have any claim or demand against the dece-dent's estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court ON OR BEFORE THE DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN SEC-TION 733,302, FLORIDA STATUTES. WILL BE FOREVER BARRED.

EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECE-DENT'S DEATH.

The address of the court where this probate is pending is: 255 N. Broadway Ave., Bartow, FL 33830.

The date of death of the decedent is: May 10, 2024.

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

Petitioner: Kirsten Cockriel c/o Law Offices of Mark F. Moss, PLLC

12276 San Jose Blvd., Suite 520 Jacksonville, FL 32223/s/ Mark F. Moss Attorney for Petitioner MARK F. MOSS, ESQ. Florida Bar Number: 119573 Law Offices of Mark F. Moss, PLLC 12276 San Jose Blvd., Suite $520\,$ Jacksonville, FL 32223 Telephone: (904) 329-7242 E-Mail 1: Service@markmosslaw.com E-Mail 2: mark@markmosslaw.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2024-CP-002038 IN RE: ESTATE OF CODY J. INGRAM,

Deceased. The administration of the estate of CODY J. INGRAM, deceased, whose date of death was MARCH 28, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

SHANNON M. INGRAM

Personal Representative 4452 Iris St. N. Lakeland, FL 33813

MATTHEW MCCONNELL, Esq. Florida Bar No. 126161 Attorney for Personal Representative Dickman Law Firm Post Office Box 111868 Naples, FL 34108 T: 239.434.0840 / F: 239.434.0940 matthew@dickmanlawfirm.org24-00957K July 5, 12, 2024

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GL-IZZY LAWN CARE AND LANDSCAP-ING located at 2007 BUCKEYE RD NE in the City of WINTER HAVEN, Polk County, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2024. LEROY MCKINNON, JR July 5, 2024 24-00975K

FIRST INSERTION

July 5, 12, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION Case No.: 2024-CP-001946-0000XX IN RE: ESTATE OF

ROGER WHITAKER, Deceased. The administration of the estate of

ROGER WHITAKER, Deceased, whose date of death was May 14, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

KANDICE WHITAKER, Personal Representative Attorney for Personal Representative:

Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165th Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email:

24-00964K

July 5, 12, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-002062-0000-XX IN RE: ESTATE OF

ANSON LEE BADMAN Deceased. The administration of the estate of

Anson Lee Badman, deceased, whose date of death was May 10, 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

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

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

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

NOTWITHSTANDING THE TIME 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 July 5, 2024.

Personal Representative: Ricky Badman 265 Majestic Gardens Lane

Winter Haven, Florida 33880 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 $\hbox{E-Mail: } mturner \underline{@} straughnturner.com$ Secondary E-Mail: ahall@straughnturner.com

24-00959K

July 5, 12, 2024

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com **CHARLOTTE COUNTY**

> charlotteclerk.com LEE COUNTY

leeclerk.ora

COLLIER COUNTY collierclerk.com

HILLSBOROUGH

COUNTY hillsclerk com

PASCO COUNTY

pascoclerk.com

PINELLAS COUNTY

mypinellasclerk.gov

POLK COUNTY polkcountyclerk.net

.V18237_V3

ORANGE COUNTY myorangeclerk.com

--- ACTIONS / SALES ---

NOTICE AND ORDER TO SHOW CAUSE

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

GENERAL CIVIL DIVISION CASE NO:

53-2024CA-001856000000 WATER TANK ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF WATER TANK ROAD COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY,

Defendants

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWN-ERS AND CITIZENS OF WATER TANK ROAD COMMUNITY DEVEL-OPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROP-ERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF WATER TANK ROAD COMMU-NITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVE-NUE BONDS, OR TO BE AFFECTED THEREBY:

The above cause comes to be heard upon the Complaint filed herein by the District in the County of Polk, State of Florida, seeking to determine the authority of said District to issue its Water Tank Road Community Development District Special Assessment Bonds ("Bonds") in an aggregate amount not to exceed \$87,525,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the

Bonds and all series thereof and to incur the bonded debt as set forth in the Complaint, and to secure the Bonds with the Special Assessments; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto; the Pledged Revenues, including, without limitation, the Special Assessments pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon; and the Bond Resolution are valid and in conformity with law; (c) the Assessments are supported by sufficient benefit and are fairly and reasonably allocated across all benefitted properties; (d) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indentures, the Bonds will constitute valid and binding obligations of the District and will be enforceable by their terms as established by the Bond Resolution and the Trust Indenture; (e) the District has the power to plan, finance, acquire, construct, reconstruct, equip and install, in one or more stages, the Capital Improvement Plan; (f) the Capital Improvement Plan will serve a valid public purpose; and (g) the members of the District's Board have been duly and validly elected. The aforesaid Complaint having been pre-

ing fully advised in the premises: NOW, THEREFORE

sented to this Court, and this Court be-

IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Tenth Judicial Circuit, in and for Polk County, Florida, appear on the 2nd day of August, 2024 at the hour of 11:30 a.m. of said day for 15 minutes, before the Honorable Michael P. McDaniel, via Microsoft Teams Videoconferencing (information below), and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Com-

PLEASE TAKE FURTHER NO-TICE that the above-noticed hearing shall take place remotely via Microsoft Teams Videoconferencing. To participate in the hearing, click the following link to appear by video-conference. (If you received a paper copy of this Notice of Hearing, please visit the Tenth Judicial Circuit website at http://www. jud10.flcourts.org/ for links to Polk County's virtual courtrooms and make sure to select the link listed below.) Alternatively, non-testifying participants may appear telephonically by dialing the number and entering the conference ID appearing below:

FIRST INSERTION

To appear via video, click the link below. Click here to enter Polk Civil

Division 04 Virtual Courtroom

Anyone NOT TESTIFYING may call in by phone and use ID. +1 754-236-7165, Conference ID: 496 259 409#

If the link above does not work, Judge McDaniel's Civil Division 04 Virtual Courtroom link (using the MS Teams platform) is available on the Tenth Judicial Circuit's website, located here:

https://jud10.flcourts.org/virtual-

courtroom-links/polk-civil IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Polk County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hear-

ing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in

NOTICE REGARDING REMOTE PARTICIPATION OPTIONS FOR PARTICIPATION

Videoconference by computer or laptop: You must have a microphone and camera installed, email account, and reliable internet connection. You may select "Join in Browser" without downloading software or download the

free Microsoft Teams app for better user

Videoconference by smartphone or tablet: You must have camera, microphone, reliable internet connection. and an email account. Participation using a smartphone or tablet requires download of the free Microsoft Teams

Teleconference option: You may appear by telephone using the telephone number and conference ID provided in the above notice. OTHER ADVISEMENTS

Any testifying participant must appear by videoconference.

Participate from an indoor location free from excessive background noise.

If you are directed to a virtual lobby, please be patient until the case is called.

Mute your microphone upon entering the virtual courtroom and keep your microphone muted unless speaking.

Additional information may be found on the Tenth Judicial Circuit Website at http://www.jud10.flcourts.org/. you have questions or need additional support, please email Court Technol-10thVirtualCourtSupport@ jud10.flcourts.org, or call (863) 534-

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. ORDERED in Polk County, Florida on Tuesday, June 25, 2024. 53-2024-CA-001856-0000-00

06/25/2024 12:58:08 PM /s/ Michael McDaniel Michael McDaniel, Circuit Court Judge

Copies furnished to: Jacob S. Orr, Esq. jorr@sao10.com Lauren M. Gentry lauren@cddlawyers.com Jennifer Kilinski jennifer@cddlawye

24-00949K July 5, 12, 2024

FIRST INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT. IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 53-2023-CA-006230-0000-00

SILVERLEAF RESORTS, LLC.

Plaintiff, vs. CATHCART ET AL.,

Notice is hereby given that on 7/31/24 at 10:00 a.m. Eastern time at www. polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale the above described UNIT/WEEKS of the following described real prop-

erty: II MIGUEL CASTILLO, ALICE NABARRETTE

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

Interest 1.923% , Use Period No./Unit No. 3/0012, B, GREGORI

STRONG AND ANY AND ALL UNKNOWN HEIRS, DEVI-SEES AND OTHER CLAIM-ANTS OF GREGORI ARM-STRONG An undivided interest as tenantin-common in and to the below

Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923% , Use Period No./Unit No. 10/0020, C , VI JAMIE EDWARDS, KENDRA EDWARDS

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. 49/0065, H, VII CHARLIE D. FREE-FREEMAN, DORIS JAMES W. ROSS III, LAURA J.

ROSS

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

and provisions in the Declaration and any amendments thereto Interest 1.923%, Use Period No./Unit No. 36/0071, H, LAWRENCE

CIA.

CIA An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort") , according to the Declaration of Restrictions, Cov-

NORMALINDA GAR-

enants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any 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. 24/0014, B, JOHN IXE.

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

Interest 1.923%, Use Period No./Unit No. 13/0070. H X KIM HAMPTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KIM HAMP-

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

and provisions in the Declaration and any amendments thereto Interest 1.923% . Use Period No./Unit No. 49/0064, H, XII JOHN JENKINS, PAMELA JENKINS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAMELA JENKINS 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. 12/0015, B.

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-006230-0000-00

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 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,

DATED this June 29, 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 iaron@aronlaw.com

July 5, 12, 2024

mevans@aronlaw.com 24-00962K FIRST INSERTION

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

FOR POLK COUNTY, FLORIDA

CASE NO.: 2023CA004145000000 LAKEVIEW LOAN SERVICING, 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

MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, **GRANTEES, OR OTHER** CLAIMANTS

SAID UNKNOWN PARTIES

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

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 bidder for cash at www.polk.realforeclose. com on July 25, 2024 at 10:00:00 AM EST the following described real prop-

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.

erty as set forth in said Final Judgment,

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 26 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: 2024.06.26 16:19 22-04'00 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1779B July 5, 12, 2024 24-00950K

FIRST INSERTION

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

CASE NO.: 2023-CC-008212 THE MANORS AT WESTRIDGE HOMEOWNERS' ASSOCIATION, Plaintiff, vs. THOMAS GEORGE ASTBURY, Defendant(s).

TO: Thomas George Astbury David Thomas Astbury 743 Casterton Circle Davenport FL 33897 Thomas George Astbury David Thomas Astbury 71 Glengarth Blacon Chester CH1, SRZ, England Thomas George Astbury David Thomas Astbury 119 Bryn Place LLLay, Wrexham, North Wales, UK LL12 OLS

YOU ARE NOTIFIED that an action to enforce a lien foreclosure on the following property in Polk County, Florida:

105, BLOCK WESTRIDGE PHASE VII-B, according to the Plat recorded in Plat Book 113, Pages 23 and 24, as recorded in the Public Records of Polk County, Florida; said land situate, lying and being in Polk County, Florida.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, to it on, FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, whose address is ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789, within thirty (30) days after the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint for Lien Foreclosure and Monetary Damages.

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: JUN 19 2024.

Default Date: 7/26/2024

Stacy M. Butterfield CLERK OF THE COURT (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

FRANK J. LACQUANITI, ESQUIRE, Plaintiff's Attorney, ARIAS BOSINGER, PLLC, 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789 24-00973K

July 5, 12, 2024 FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2023-CA-005347 BRIDGET BRIGHT, Plaintiff,

DENISE M. EGERTON, LEONARD E. EGERTON, JACQUELINE WILLIAMS, NATHANIEL EGERTON, AND THE ESTATE OF DEBRA A. JOHNSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST DEBRA A. JOHNSON, Defendants.

NOTICE is hereby given that a civil action commenced on July 19, 2023, and is now pending as case number 2023-CA-005347 in the Circuit Court in the State of Florida, County of Polk.

The name of the unserved party to the action is: DENISE M. EGERTON

LAST KNOWN ADDRESSES 86 Fuller Sr. Apartment 3, Boston, MA 02124 and the nature of the proceeding is a partition on Real Property - Nonomestead \$1 - \$50,000 or less

This notice shall be published once each week for two consecutive weeks in the Business Observer publication. Each defendant is required to serve

written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is P.O. Box 429,

Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said court at Polk County, Florida on the 26 day of June, 2024.

Default date: 8/2/2024 STACY M. BUTTERFIELD, CPA AS CLERK OF THE COURT (SEAL) BY /s/ Asuncion Nieves As Deputy Clerk

/s/ Stephen K. Hachey Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. P.O. Box 429 Riverview, FL 33569 Phone: 813-549-0096

E-service: eservice@hacheylawpa.com July 5, 12, 2024 24-00963K

--- ACTIONS / SALES ---

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.: 2023CA006855000000 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ALEJANDRO SANCHEZ A/K/A ALEJANDRO SAMUEL SANCHEZ RIVERA; POLK COUNTY, FLORIDA CLERK OF COURT: STATE OF FLORIDA; WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, INC.; DANIEL ARNALDO ROMAN; ADLY VERONICA VIOLO A/K/A ADLY VERONICA VIOLA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered

MARK DELTIN, AS TRUSTEE OF

TO: MARK DELTIN, AS TRUSTEE

OF THE ZOE AND AVA REVOCABLE TRUST DATED FEBRUARY 8, 2022

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-005643-

Defendant(s).Notice is hereby given that on

7/31/24 at 10:00 a.m. Eastern time at

www.polk.realforeclose.com, Clerk of

Court, Polk County, Florida, will of-

fer for sale the above described UNIT/

WEEKS of the following described real

III TONY COHEN, MELISSA

An undivided interest as tenant-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, a vacation

resort in Polk County, Florida

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

enants and Conditions recorded

in Volume 06046, Page 0473 and

amended by the Supplemental

Declarations recorded in Volume

7612, Page 1623 and Volume 6147,

Page 325, Public Records of Polk

County, Florida, and any amend-

ments thereto (collectively (the

"Declaration"), with the exclusive

right to occupy the Unit during the

Use Period below, as said Use Pe-

riod is defined in the Declaration,

upon and subject to all the terms,

restrictions, covenants, conditions

and provisions in the Declaration

Interest 1.923% , Use Period

IV OZEL DISMUKE, KATHY

An undivided interest as tenant-

and any amendments thereto

No./Unit No. 39/0067, H

DISMUKE.

0000-00 SILVERLEAF RESORTS, LLC

THE ZOE AND AVA REVOCABLE TRUST DATED

FEBRUARY 08, 2022 & ANY

UNKNOWN PERSON(S) IN

744 HIGHPOINT SIDEROAD

ALTON ONTARIO L7K 0H7

POSSESSION,

MARK DELTIN

MARK DELTIN

Plaintiff, vs.

property:

COHEN

BRUNSON ET AL.,

1505 Mumbai Way

Kissimmee, FL 34747

Defendants.

in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 05 day of August, 2024, the following described property as set forth in said Final Judgment, to

LOT 272, WILLIAMS PRE-SERVE PHASE II - C, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 170, PAGE(S) 23 AND 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 795 BENJAMIN TRL, DAVEN-PORT, FL 33837

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

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

THE SURPLUS.

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 27 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 23-02252

July 5, 12, 2024 24-00951K

FIRST INSERTION

FIRST INSERTION

NOTICE OF ACTION If alive, and if dead, all parties claiming IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA interest by, through, under or against MARK DELTIN, AS TRUSTEE OF THE ZOE AND AVA REVOCABLE CASE NO. 2024CC003036 BAHAMA BAY CONDOMINIUM TRUST DATED FEBRUARY 8, 2022, and all parties having or claiming to have any right, title, or interest in the ASSOCIATION, INC., A Florida Not-For-Profit Corporation,

property described herein.
YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following de $scribed\ property:$

Unit No. 35302, Bahama Bay Phase 35, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5169, Page 1306, and all exhibts and amendments thereof, and as recorded in Condominium Plat Book 17. Page 26, Public Records of Polk County, Florida

Property Address: 310 Rum Run, Bldg 35, Unit 35302, Dav-

in-common in and to the below

Unit No. and Building No. of Or-

lando Breeze Resort, a vacation

resort in Polk County, Florida

enport, FL 33897 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, call 711. P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date

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

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

This is an attempt to collect a debt. Any information will be used for that

purpose. Default Date: July 8, 2024 WITNESS my hand and the seal of this Court on May 31, 2024.

Stacy M. Butterfield

Polk County

Clerk of Court

By Asuncion Nieves Deputy Clerk BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., Law Office of Wonsetler &

Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803

July 5, 12, 2024 24-00955K

in the Final Summary Judgment: Part of Lot 4, Block, Country

of Beginning; thence continue

FIRST INSERTION

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

FLORIDA CASE NO.: 2024-CA-000815 SERVBANK, SB, Plaintiff, v. JESSICA ANN TIJERINA, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 2, 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 113, HIDDEN LAKE PRE-

SERVE, according to the map or plat thereof, as recorded in Plat Book 166, Page(s) 29 through 31, inclusive, of the Public Records of $Polk\ County,\ Florida.$ Property Address: 430 Stillwater

Lane, Haines City, FL 33844 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 27th 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

FIRST INSERTION

July 5, 12, 2024

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CC007377

COUNTRY RIDGE COVE TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

ANTHONY BRYANT; UNKNOWN SPOUSE OF ANTHONY BRYANT & ANY UNKNOWN PERSON(S) IN POSSESSION,

Defendants.

Notice is given that under a Final Summary Judgment dated May 28, 2024, and in Case No. 2023CC007377 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which COUNTRY RIDGE COVE TOWNHOUSES HOMEOWN-ERS ASSOCIATION, INC., the Plaintiff and ANTHONY BRYANT the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com, at 10:00am on July 29, 2024, the following described property set forth

Ridge Addition, according to the plat thereof recorded in Plat Book 74, Page 6, of the Public Records of Polk County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of said Lot 4; thence North, a distance of 11.56 feet, to the Point

North, a distance of 19.51 feet; thence un N 55(degree) 05'58" E, a distance of 134.12 feet; thence run South, a distance of 19.5 feet; Thence run S 55(degree) 05' 58' W. a distance of 134.12 feet to the

24-00954K

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

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

call 711. WITNESS my hand this 27th day of June 2024. By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843

July 5, 12, 2024 FIRST INSERTION

Attorney for Plaintiff

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

CIVIL DIVISION
Case No. 2023-CA-005403 Hon. Ellen S. Masters Civil Divsion: 08 FEDERAL HOME LOAN MORTGAGE CORPORATION,

AS TRUSTEE FOR THE BENEFIT OF THE SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-2. Plaintiff,

ALTON JAMES; and all unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants: UNKNOWN SPOUSE OF ALTON JAMES; THE ESTATE OF MARY SCHEUERMAN A/K/A MARY C. SCHEUERMAN A/K/A MARY **ELEANOR SCHEUERMAN** (Deceased); MT. OLIVE SHORES LOT OWNERS' ASSOCIATION OF POLK COUNTY, INC.; POLK COUNTY, FLORIDA CLERK OF COURT; DISCOVER BANK; STANLEY J. FEINMAN; TENANT I/ UNKNOWN TENANT: TENANT II/UNKNOWN TENANT; TENANT III/UNKNOWN TENANT and TENANT IV/UNKNOWN TENANT, in possession of the subject real

property, Defendants

Notice is hereby given pursuant to the final judgment/order entered in the above noted case, that the Clerk of Court of Polk County, Florida will sell the following property situated in Polk

County, Florida described as: LOT 34, AND 1/45 UNDI-VIDED INTEREST IN ALL COMMON AREAS MT. OLIVE SHORES PHASE 2, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 26, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Together with manufactured home to wit: Make/Model: Fubuar Homes Prestige/1

FH361152692A

24-00956K

FH361152692B at public sale, to the highest and best bidder for cash, at www.polk. realforeclose.com , at 10:00 a.m. on August 5, 2024. The highest bidder shall immediately post with the Clerk, a deposit equal to five percent (5%) of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Court. Final payment must be made on or before 12:00 P.M. (Noon) the day

following the sale by cash or cashier's

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

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

LAW OFFICE OF GARY GASSEL, 2191 Ringling Boulevard Sarasota, Florida 34237

(941) 952-9322 Attorney for Plaintiff By /s/ Gary Gassel GARY GASSEL, ESQUIRE Florida Bar No. 500690 July 5, 12, 2024 24-00952K

(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 Pe-

and any amendments thereto Interest 1.923% , Use Period No./Unit No. 9/0012, B V ERIC DESIDERIO GARCIA, JENNIFER NICOLE GAR-

riod is defined in the Declaration,

upon and subject to all the terms,

restrictions, covenants, conditions

and provisions in the Declaration

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

restrictions, covenants, conditions

and provisions in the Declaration and any amendments thereto Interest 1.923%, Use Period No./Unit No. 20/0013, B, LIMBRICK VI WILLIE A/K/A WILLIE R. LIM-BRICK

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

and any amendments thereto Interest 1.923%, Use Period No./Unit No. 46/0018, C, VII CARENTHIA

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk

County, Florida, and any amend-

ments 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. 22/0014, B. The aforesaid sales will be made pursu-

ant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2023-CA-005643-0000-00

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

DATED this June 29, 2024 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com July 5, 12, 2024 24-00961K

FIRST INSERTION

NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO:

532023CA006604000000 BASSEDENA CIRCLE HOLDINGS, LLC,

Plaintiff(s), v. LAKELAND TWO TRUST and POLK CUSIP 22 TRUST, Defendant(s).

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Stacy M. Butterfield, shall sell the following described real property at a public sale online at https://polk.realforeclose. com/ to the highest bidder or bidders for cash beginning at 10:00 a.m. on July 23, 2024:

LOT 53, AND THE WEST 15 FEET OF LOT 52, BLOCK A, MAP OF PINEHURST COURT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 17, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Parcel Identification Number: 23-28-01-018000-010521 Property Address: 301 Bassedena

Circle North, Lakeland, FL 33805 ("Property").

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

DATED July 1, 2024 PREMIER LAW PLLC 6706 N. Nebraska Ave. #8386 Tampa, Florida 33604 Phone: 954.866.5255 Email: Premierlawpllc@gmail.com /s/ Derek A. Carrillo, Esq. DEREK A. CARRILLO, ESQ. Florida Bar Number: 111919 Attorney for the Plaintiff 24-00974K July 5, 12, 2024

Do I need to register my business' name?

Yes. The "fictitious name" or "dba" you register must be advertised at least once in a newspaper that is located within the county where your principal place of business is located prior to conducting business in the state of Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.

2022CA-002898-0000-00 MORTGAGE ASSETS MANAGEMENT LLC Plaintiff, vs.

FRANK D STEWART, ET AL

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

THE EAST 1/2 OF THE FOL-LOWING: BEGINNING 25 FEET NORTH AND 1155 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN NORTH 200 FEET, THENCE EAST 200 FEET, THENCE SOUTH 200 FEET, THENCE WEST 200 FEET TO THE POINT OF BEGINNING.

Property Address: 8140 TOM COSTINE RD, LAKELAND, FL 33809

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on the 2nd of August, 2024.

LLC. Plaintiff, v.

et al..

Defendants.

County, Florida, to wit:

Florida.

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 WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 5th day of June, 2024. STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 By Lynette Burke

Deputy Clerk ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 21-008684

24-00977K

SUBSEQUENT INSERTIONS

POLK COUNTY

--- SALES ---

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45

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

CASE NO: 2023-CA-005344 KUMAN INVESTMENTS LLC,

AIJ INVESTMENT GROUP, LLC,,

Defendant(s), NOTICE IS GIVEN that, in accordance with the Default Final Judgment of Foreclosure dated May 22, 2024, in the above-styled cause, the Clerk of Circuit Court Stacy M. Butterfield, CPA, shall sell the subject property at public sale on the 23rd day of July, 2024, at 10:00 am to the highest and best bidder for cash, at www.polk.realforeclose.com, on

the following described property: LOT 28, WINCHESTER ES-TATES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 143, PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 3298 Win-chester Estates Circle, Lakeland, Florida 33810.

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60

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

Dated: June 17, 2024. BITMAN O'BRIEN & MORAT, PLLC /s/ Meghan Keane, Esquire Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 615 Crescent Executive Ct. Suite 212 Lake Mary, Florida 32746 Attorneys for Plaintiff 24-00927K

June 28; July 5, 2024

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND $FOR\ POLK\ COUNTY,\ FLORIDA$ CIVIL ACTION CASE NO.: 53-2024-CA-000978

WELLS FARGO BANK, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA L HERNANDEZ AKA BARBARA LEE HERNANDEZ, DECEASED, et al,

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTH-ER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, BARBARA L HERNANDEZ AKA BARBARA LEE HERNANDEZ, DE-

Last Known Address: Unknown Current Address: Unknown ANGELINA HERNANDEZ Last Known Address: 305 Hennessee St Lakeland, FL 33805

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

THE EAST 142 FEET OF THE EAST 1/2 OF THE SOUTH 1/4 OF SOUTH 1/2, LESS STREET OF LOT #10 OF MCRAE AND ROBSON SUBDIVISION OF LAKELAND, POLK COUNTY FLORIDA, AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING A PART OF THE

NW1/4 OF SE1/4 OF SE1/4 OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 23 EAST, LESS THE SOUTH 20 FEET THEREOF.

A/K/A 305 HENNESSEE STREET LAKELAND FL 33805 has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

Default Date: 7-29-24 WITNESS my hand and the seal of

this court on this 20 day of June, 2024. Stacy Butterfield Clerk of the $\dot{\rm C}{\rm ircuit}$ Court (SEAL) By: /s/ Tanika Joiner Deputy Clerk

Albertelli Law P.O. Box 23028 Tampa, FL 33623 AR-23-015699

June 28; July 5, 2024 24-00926K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE before the clerk reports the surplus as unclaimed. IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND If the sale is set aside for any reason,

the Purchaser at the sale shall be enti-FOR POLK COUNTY, FLORIDA tled only to a return of the deposit paid. CASE NO.: 2023-CA-006418 PENNYMAC LOAN SERVICES, The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. ROBERTO DANIEL MURILLO,

July 5, 12, 2024

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you NOTICE is hereby given that Stacy M. are entitled, at no cost to you, to the Butterfield, Clerk of the Circuit Court of provision of certain assistance. Please Polk County, Florida, will on August 5, contact the Office of the Court Admin-2024, at 10:00 a.m. ET, via the online istrator, 255 N. Broadway Avenue, Barauction site at www.polk.realforeclose. com in accordance with Chapter 45, tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled F.S., offer for sale and sell to the highest court appearance, or immediately upon and best bidder for cash, the following receiving this notification if the time before the scheduled appearance is less described property situated in Polk than 7 days; if you are hearing or voice impaired, call 711.

The West 35.5 feet of Lot 4, and all of Lot 5, LESS the West 5 feet SUBMITTED on this 27th day of thereof, BURCO PLACE NO. 2, June, 2024. TIFFANY & BOSCO, P.A. according to the plat thereof recorded in Plat Book 21, Page 20, of /s/ Kathryn I. Kasper, Esq. the Public Records of Polk County, Anthony R. Smith, Esq. FL Bar #157147 Property Address: 483 E. Hoffman Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff pursuant to the Final Judgment of OF COUNSEL: Foreclosure entered in a case pending in said Court, the style and case number Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200

Facsimile: (407) 712-9201

July 5, 12, 2024

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

Street, Lake Alfred, FL 33850

of which is set forth above.

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. 2022CA003014000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs.

VENESSA WILLIAMS CARTER A/K/A VANESSA WILLIAMS CARTER, et al. Defendant

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated May 22, 2024, and entered in 2022CA003014000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and VENESSA WILLIAMS $\begin{array}{cccc} {\rm CARTER} & {\rm A/K/A} & {\rm VANESSA} \\ {\rm WILLIAMS} & {\rm CARTER} & {\rm are} & {\rm the} \end{array}$ Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on July 23, 2024, the following described property as set forth in said

Final Judgment, to wit: LOT 10, NORTH LAKE EL-BERT HEIGHTS, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 41, PAGE(S) 8. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 6 GOLFVIEW CIR NÉ, WINTER HAVEN, FL 33881

24-00953K

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

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

Dated this 28 day of June, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-050847 - NaP

July 5, 12, 2024

24-00969K



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

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

Estate & Court-related notices

• We offer an online payment portal for easy credit card payment

We publish all Public sale,

• Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



PUBLISH YOUR LEGAL NOTICE Email

legal@businessobserverfl.com

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

೭ಿ೭

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Land and Water Use **Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments

Mortgage Foreclosures

Name Changes

Probate Rulings



Divorces and Adoptions



Orders to Appear

Agency Proposals

Proposed Budgets and





Creation of Special Tax Districts

Land Use Changes



Government Property Sales Zoning, Annexation and



Permit and License Applications

Delinguent Tax Lists.

Tax Deed Sales

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



24-00939K

--- ESTATE ---

SECOND INSERTION

SECOND INSERTION

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

File No. 2024-CP-001928-0000-XX Division: PROBATE IN RE: ESTATE OF HILARIO EUSEBIO Deceased.

The administration of the estate of HILARIO EUSEBIO CELESTRIN,

deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is the Polk County Circuit Court, P.O. Box 9000, Drawer J-155 Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-001496

IN RE: ESTATE OF

Valerie Jane Cooper

Deceased.

Valerie Jane Cooper, deceased, whose

date of death was March 12th, 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 attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

ney are set forth below.

The administration of the estate of

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

notice is June 28, 2024. Personal Representative: IVETTE RAMOS CELESTRIN

2755 Ralph Road Lakeland, Florida 33801 Attorney for Personal Representative: PIERRE A.L. MOMMERS, Esquire, P.A. Florida Bar Number: 080731

MOMMERS & COLOMBO Attorneys-At-Law 2020 W. Eau Gallie Blvd., Suite 106 Melbourne, Florida 32935 Telephone: (321) 751-1000 Fax: (321) 751-1001 E-Mail: pierre@mommerscolombo.com SecondaryE-Mail: sburke@mommerscolombo.com

June 28; July 5, 2024

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024- CP-001505 IN RE: ESTATE OF Nicholas Earl Wilks, II

The administration of the estate of Nicholas Earl Wilks, II, deceased, whose date of death was March 16th, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 North Broadway Ave. Bartow, FL. 33830. The names and addresses of the personal representative and the personal repre-

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

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is June 28, 2024. Victoria Wilks

P.O. Address: 71 San Marino Parkway, Fenton, MO 63026 HAYNES E. BRINSON, ESQUIRE BRINSON AND BRINSON ATTORNEYS AT LAW, PA Attorneys for Personal Representative 28 NORTH JOHN YOUNG PARKWAY

KISSIMMEE, FL 34741 Telephone: (407) 847-8674 By: HAYNES E. BRINSON, ESQUIRE Email Addresses: havnesbrinson@gmail.com

All other creditors of the decedent June 28; July 5, 2024 24-00945K and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this notice is June 28, 2024.

Donald Robert P.O. Address: 509 Koala Drive, Kissimmee, FL 34759 HAYNES E. BRINSON, ESQUIRE BRINSON AND BRINSON ATTORNEYS AT LAW, PA Attorneys for Personal Representative 28 NORTH JOHN YOUNG PARKWAY $KISSIMMEE,\,FL\,34741$

Telephone: (407) 847-8674 By: HAYNES E. BRINSON, ESQUIRE Florida Bar No. 663050 Email Addresses: haynesbrinson@gmail.com

June 28; July 5, 2024 24-00944K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001284 IN RE: ESTATE OF ANTHONY SPARACO, **Deceased.**The administration of the estate

of ANTHONY SPARACO, deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

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

The date of first publication of this

notice is: June 28, 2024. CANDACE LYNN SPARACO Personal Representative

107 Summer View Circle Winter Haven, Florida 33880 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

jrivera@hnh-law.com June 28; July 5, 2024 24-00931K

Deceased.

sentative'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

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

SECOND INSERTION

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

File No. 53-2024-CP-002095-0000-XX IN RE: ESTATE OF PHILLIP J. VINSON, Deceased.

The administration of the estate of PHILLIP J. VINSON, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The file number for the estate is 53-2024-CP-002095-0000-XX.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is June 28, 2024.

Personal Representatives: Shannon LaBelle 7068 Mitchell Rd Brooksville, FL 34601 Evamarie Sparks 1913 W Hickory St

Lakeland, FL 33815 Attorney for Personal Representatives: Mark E. Clements Attorney for Personal Representatives Florida Bar No. 276774 Elder Law Firm of Clements & Wallace PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com 2nd Eml: kexum@mclements.com

June 28; July 5, 2024 24-00930K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001678 **Division Probate** IN RE: ESTATE OF GREGORY RICHARD MOELLER

Deceased.

The administration of the estate of Gregory Richard Moeller, deceased, whose date of death was April 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 W. Church Street, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 28, 2024.

Personal Representative: Jeffrey Edward Moeller

Davenport, Florida 33837 Attorney for Personal Representative: Jennifer Petrovitch Attorney for the Personal Representative Law Office of Petrovitch & Kutub, PA 515 N. Flagler Dr., Suite 350 West Palm Beach, FL 33401

Telephone: (561) 444-0131 Direct: (561) 771-8080 $\hbox{E-Mail: jennifer@pklegalgroup.com} \\$ Secondary Email: assistant@pklegalgroup.com www.PKLegal Group.comFlorida Bar #: 105471 June 28; July 5, 2024

SECOND INSERTION

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

PROBATE DIVISION File No.: 23CP-4351 IN RE: ESTATE OF JUDITH ANNETTE AZBELL, Deceased SSN: XXX-XX-8311

The administration of the estate of JUDITH ANNETTE AZBELL, deceased, whose date of death was September 8, 2023, and whose Social Security Number is XXX-XX-8311, 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, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

VICE OF A COPY OF THIS NO-TICE ON THEM.

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

WILL BE FOREVER BARRED. NOTWITHSTANDING

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

The date of the first publication of this notice is the 28th day of June, 2024. Signed on this 24th day of June, 2024

Personal Representative: Joseph D. Greene, Jr. P.O. Box 84

Gray, GA 31032 Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com

June 28; July 5, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001054 IN RE: ESTATE OF MORRIS GLEN WHITE.

Deceased. The administration of the estate of MORRIS GLEN WHITE, deceased, whose date of death was January 18. 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO 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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is: June 28, 2024.

TREVER WHITE Personal Representative 2824 Falling Leaves Drive

Valrico, Florida 33596 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Ste. B Tampa, Florida 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 28: July 5, 2024 24-00918K

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

SECOND INSERTION

PROBATE DIVISION PROBATE FILE NO. 53-2024-CP-002015-0000-XX IN RE: Estate of CHARMAINE LYNN JOBE, Deceased.

The administration of the estate of Charmaine Lynn Jobe, deceased, whose date of death was January 20, 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 de-

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

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

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

The date of first publication of this notice is June 28, 2024. Personal Representative: /s/ Lazaun Jobe

Lazaun Jobe 369 Tindel Trail Lake Wales, FL 33898 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 28; July 5, 2024 24-00924K

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001571 IN RE: ESTATE OF

PATIENCE ANN MARIE CONWAY,

Deceased. The administration of the estate of PATIENCE ANN MARIE CONWAY, deceased, whose date of death was October 24, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's

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

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

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

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

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

The date of first publication of this notice is: June 28, 2024.

WESLEY SOLES, JR. Personal Representative 626 Arbor Glen Cir., Apt 203 Lakeland, FL 33805

Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue,

Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com June 28: July 5, 2024 24-00936K

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA001924000000 LAKEVIEW LOAN SERVICING, LLC., Plaintiff, VS.

THE ESTATE OF AUDREY MERCILA HILLS A/K/A AUDREY M. HILLS, DECEASED; et al., Defendant(s).

TO: The Estate of Audrey Mercila Hills a/k/a Audrey M. Hills, Deceased Last Known Residence: Unknown

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

LOT 160, OF SADDLE CREEK PRESERVE PHASE 1, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 189, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 July 29th 2024, and file the original with the

has been filed against you and you are

clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 20th, 2024. Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/Tamika Joiner

As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300West Atlantic Avenue Suite 303Delray Beach, FL 33484 1184-2320B

Ref# 8318 June 28; July 5, 2024 24-00934K

SECOND INSERTION

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

CASE NO.: 2024-CA-1735 MIDFLORIDA CREDIT UNION, Plaintiff, v.

THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PERSONAL REPRESENATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN HEIRS OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; MORALES A/K/A HAROLD C.

UNKNOWN SPOUSE OF HAROLD MORALES A/K/A HAROLD CHESTER MORALES; AARON CONTREAS A/K/A AARON RENO CONTREAS; UNKNOWN SPOUSE OF AARON CONTREAS A/K/A AARON RENO CONTREAS; TENANT #1; TENANT #2; CITY OF LAKELAND; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES

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

Defendants. TO: THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MO-RALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PER-SONAL REPRESENATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN HEIRS OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; UNKNOWN SPOUSE OF HAROLD

MORALES A/K/A HAROLD C. MO-RALES A/K/A HAROLD CHESTER MORALES; and ANY AND ALL UNKNOWN PAR-

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

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

Lot 9, Block 3, REPLAT OF WAVERLY PLACE, a subdivision according to the plat thereof recorded in Plat Book 38, Page 23. of the Public Records of Polk County, Florida.

Parcel Identification No.: 24-28-29-250200-003090

Property Address: 1638 Pineberry Street, Lakeland, Florida 33803

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before August 1, 6/25/2024 , and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Com-

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,

DATE: 06/24/2024 STACY M. BUTTERFIELD Clerk of the Court

By: Deputy Clerk Gregory A. Sanoba, Esquire

422 South Florida Avenue Lakeland, Florida 33801 June 28; July 5, 2024 24-00938K

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 2022CA-001963-0000-00 PENNYMAC LOAN SERVICES. Plaintiff, vs. JESSICA CHRISTMAS; ANTHONY CHRISTMAS;

UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN SPOUSE OF ANTHONY CHRISTMAS; UNKNOWN SPOUSE OF JESSICA CHRISTMAS; UNKNOWN TENANT IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00

AM on the 11 day of July, 2024, the fol-

lowing described property as set forth

in said Final Judgment, to wit: PARCEL A: THE EAST 980.00 FEET OF THE SOUTH 165.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA. PARCEL B: THE NORTH 50.00 FEET OF THE SOUTH 165.00 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 25 EAST, LESS AND EXCEPT EXISTING RIGHT OF WAY FOR OLD DI-XIE HIGHWAY

PROPERTY ADDRESS: 3715 OLD DIXIE HWY, AUBURN-DALE, FL 33823

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

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

Dated this 20 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 22-00673

June 28; July 5, 2024 24-00922K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

LESS AND EXCEPT THE EAST 980.00 FEET THEREOF, AND

COUNTY,FLORIDA,

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

DIVISION Case No. 2023CA004275 Freedom Mortgage Corporation, Plaintiff, vs.

Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA004275 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Luis Anthony Ortiz Gonzalez a/k/a Luis Ortiz; Vimaris Rodriguez Brito a/k/a Vimaris Rodriguez; GoodLeap, LLC; Tarpon Bay Homeowners Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www.polk.realforeclose.com, beginning at 10:00 AM on the 17th day of July, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 310, TARPON BAY PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 175, PAGE(S) 24, OF THE PUBLIC RECORDS OF POLK COUNTY

FLORIDA.

TAX ID: 27-27-34-810532-

003100 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 21st 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.comBy /s/Justin J. Kelley Justin J. Kelley, Esa. Florida Bar No. 32106 File # 23-F00542 June 28; July 5, 2024 24-00928K

SECOND INSERTION

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

CASE NO. 2024-CA-001700

CENTRAL FLORIDA LENDING FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, Plaintiff, v. ALEXIS MONROE, LLC; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS, Defendants.

TO: Defendants, ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREINNAMED DE-FENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES. HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS YOU ARE HEREBY NOTIFIED that

an action to foreclose on the following real property in Polk County, Florida: Lots 1 and 2, LESS the West 5 feet of Lot 2, Block 7, A.T. MANN'S ADDITION TO BAR-TOW, according to the plat thereof, as recorded in Plat Book 1, Page 17 of the Public Records

of Polk County, Florida. Parcel ID No.: 25-30-06-387000-007010 Property Address: 605 Gordon Avenue, Bartow, Florida 33830

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esq., 422 South Florida Avenue, Lakeland, Florida 33801, on or before August 1, 2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

DATE: 06/24/2024

STACY M. BUTTERFIELD Clerk of the Court By: Deputy Clerk

Gregory A. Sanoba, Esquire 422 South Florida Avenue Lakeland, Florida 33801 June 28; July 5, 2024 24-00937K

SECOND INSERTION

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

Case No. 2022CA001116 Division 08 SPECIALIZED LOAN SERVICING

Plaintiff, vs. LAKESHORE CLUB OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC.; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, AND TRUSTEES OF MARIA C. PLAUD FIGUEROA. DECEASED; MARIA RODRIGUEZ PLAUD, AS KNOWN HEIR OF MARIA C. PLAUD FIGUEROA. DECEASED; MARIELISA RODRIGUEZ LOPEZ, AS KNOWN HEIR OF MARIA C. PLAUD FIGUEROA, DECEASED, JOSE M RODRIGUEZ PLAUD, AS KNOWN HEIR OF AS KNOWN HEIR OF MARIA C. PLAUD FIGUEROA,

DECEASED, et al. **Defendants.**TO: JOSE M RODRIGUEZ PLAUD, AS KNOWN HEIR OF AS KNOWN HEIR OF MARIA C. PLAUD FIGUEROA, DECEASED LAST KNOWN ADDRESS 405 ESMERALDA AVE. PMB 626 GUAYNABO, PR 00969 UNKNOWN SPOUSE OF JOSE M RODRIGUEZ PLAUD LAST KNOWN ADDRESS 405 ESMERALDA AVE. PMB 626 GUAYNABO, PR 00969

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida: LOT 322, OF LAKESHORE

CLUB, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 111,

AT PAGE 16, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

commonly known as 3005 CLUB CIRCLE, LAKESHORE, FL 33854 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 7-15-24, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILI-TIES ACT. 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.

CLERK OF THE COURT Honorable Stacy M. Butterfield 255 North Broadway Bartow, Florida 33830-9000 (COURT SEAL) (COURT SEAL) By: /s/ Carolyn Mack Deputy Clerk

Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 F298100/2116867/and June 28; July 5, 2024 24-00929K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA Case No.: 2024CA000689000000 EF MORTGAGE LLC, Plaintiff, v. CAROL DEABREU LLC, a Florida

limited liability company; CAROL DEABREU, an Individual; THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2. Defendant.

To the following Defendant(s): CAROL DEABREU LLC, a Florida limited liability company (LAST KNOWN ADDRESS) 204 37TH AVE NORTH #127 SAINT PETERSBURG, FL 33704

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

LOT 54, WILDFLOWER
RIDGE, A SUBDIVISION AC-

CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGES 42 THROUGH 44, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

a/k/a 406 Wildflower Rd., Dav-

berg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before July 29, 2024 a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2.065.

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

call 711. WITNESS my hand and the seal of this Court this 20 day of June, 2024.

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

Kelley Kronenberg, Attorney for Plaintiff, 10360 West State Road 84, Fort Lauderdale, FL 33324 June 28; July 5, 2024 24-00943K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA001839000000

SEATTLE BANK,

Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH,

ESTATE OF CATHERINE BROWN,

UNDER, OR AGAINST THE

DECEASED; et al., Defendant(s). TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, And All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Catherine Brown, De-

ceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following

property in POLK County, Florida: LOT 29 OF CORAL ACRES SUBDIVISION, AS SHOWN BY MAP OR PLAT THEREOF RE-CORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT

BOOK 48, PAGE 15. 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 July 24, 2024, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on June 17, 2024.

June 28; July 5, 2024

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

24-00917K

As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1395-1120B Ref# 8241

SECOND INSERTION

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

CASE NO.: 2023-CA-005115 LAKEVIEW LOAN SERVICING. LLC, Plaintiff, v. PAUL E. BOUIYE, et al.,

Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 6, 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 40, Queens Cove Phase IV, according to the map or plat thereof, as recorded in Plat Book 127, Page(s) 1 and 2, of the Public Records of Polk County, Florida. Property Address: 3956 Warbler

Drive, Winter Haven, FL 33880 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 20th 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 28; July 5, 2024

24-00923K

enport, FL 33837 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-