Public Notices



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

JULY 12 - JULY 18, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

PEACE CROSSING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Peace Crossing Community Development District ("District") will hold a public hearing on August 1, 2024 at 11:00 a.m., at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808, for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this 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 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 12, 19, 2024 24-00982K

FIRST INSERTION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Peace Creek Village Community Development District ("District") will hold a public hearing on August 1, 2024 at 1:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

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

Any person requiring special accommodations at this 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 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 12, 19, 2024 24-00983K

FIRST INSERTION

SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Solterra Resort Community Development District ("District") will hold a public hearing on August 2, 2024, at 10:00 a.m. at the Solterra Resort Amenity Center, located at 5200 Solterra Boulevard, Davenport, Florida 33837 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Fiscal Year 2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.solterraresortcdd.org.

visiting the District's website at https://www.solterraresortcdd.org.

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

Any person requiring special accommodations at this 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 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 12, 19, 2024

24-01000K

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FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07 and 190.021, FLORIDA STATUTES, BY GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT

The Golden Lakes Community Development District ("District") Board of Supervisors ("Board") will hold a public hearing on **August 6, 2024 at 5:30 p.m. at Club at Eaglebrooke located at 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813**, to consider the adoption of the budgets of the District for Fiscal Year 2024/2025, which include an assessment roll, the imposition of 2024/2025 Operations and Maintenance Assessments") on benefitted lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the Assessments.

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 and the proposed levy of its annual recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "Assessments").

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

	1	General Fund 001			Reserve Fund 402					Paving Assessment				Series 2017 Debt Service			Total Assessments per Unit			M&O	2017 DS	2021 DS	Paving	
	Ī	FY 2025	FY 2024	Do	ollar	FY 2025	FY 2	024	Dollar	Т	FY 2025	FY 2024	Do	llar	FY 2025	FY 2024	Dollar	FY 2025	FY 2024	Dollar	Units	Units	Units	Assmt
Phase	Village			Cha	ange				Change	_			Cha	inge			Change			Change				Units
1A	Cascades/	\$ 917.22	\$ 887.41	s	30.00	\$ 309.78	S 3	09.78	s -	s	62.34	62.34	s		\$ 440.22	\$ 440.22	s -	\$ 1,729.55	\$ 1699.75	\$ 30.00	30	30	30	30
171	Island Lake	\$ 1,000.60	-			\$ 309.78		09.78		\$	62.34	62.34		2		\$ 440.22		\$ 1,812.94			11	11	11	11
1B	Clearpointe	\$ 917.22	\$ 887.41	\$	30.00	\$ 309.78	\$ 3	09.78	\$ -	\$	62.62	62.62	\$	×	\$ 440.22	\$ 440.22	\$ =	\$ 1,729.83	\$ 1,700.03	\$ 30.00	40	40	40	38
2A	Osprey Landing	\$ 1,667.67	\$ 1,613.48	\$	54.00	\$ 309.78	\$ 3	09.78	\$ -	\$	126,41	126.41	\$	×	\$ 440.22	\$ 440.22	\$ -	\$ 2,544.08	\$ 2,489.88	\$ 54.00	43	43	43	43
2B	Reflections	\$ 2,167.97	\$ 2,097.52	\$	70.00	\$ 309.78	\$ 3	09.78	\$ -	\$	144.26	144.26	\$	-	\$ 440.22	\$ 440.22	\$ -	\$ 3,062.22	\$ 2,991.77	\$ 70.00	44	44	44	44
2BN	Eaglebrooke North	\$ 2,568.21	\$ 2,484.76	\$	83.00	\$ 309.78	\$ 3	09.78	\$ =	\$	158.01	158.01	\$	-	\$ 440.22	\$ 440.22	\$ -	\$ 3,476.22	\$ 3,392.76	\$ 83.00	124	124	124	124
2C	Osprey Landing West	\$ 1,842.78	\$ 1,782.89	\$	60.00	\$ 309.78	\$ 3	09.78	\$ -	\$	124.80	124.80	\$	-	\$ 440.22	\$ 440.22	\$ -	\$ 2,717.57	\$ 2,657.68	\$ 60.00	48	48	48	47
3	Viewpointe	\$ 917.22		-		\$ 309.78		09.78	\$ -	\$	60.60	60.60		*	\$ 440.22	\$ 440.22	\$ -	\$ 1,727.82			26	26	26	26
5A	Eaglebrooke	\$ 917.22	-	-		\$ 309.78		09.78		\$	56.76	56.76		ě		\$ 440.22		\$ 1,723.98	\$ 1,694.17		53	53	53	53
V	Villages	\$ 900.54		-		\$ 309.78		09.78		\$	42.85	42.85	-	*		\$ 440.22		\$ 1,693.39	,	-	35	35	35	33
VH	Vista Hills	\$ 2,084.59				\$ 309,78		09.78		\$	134.09	134.09				\$ 440.22		\$ 2,968.68			23	23	23	23
VH2	Vista Hills II	\$ 2,334.74				\$ 309.78		09.78	_	\$	134.09	134.09		-		\$ 440.22		\$ 3,218.83			14	14	14	14
ww	Whisper Woods	\$ 2,167.97		-		\$ 309.78		09.78	-	\$	123.93	123.93		-		\$ 440.22		\$ 3,041.90	,		57	57	57	57
G	Grandview	\$ 1,008.94	\$ 976.15	\$	33.00	\$ 309.78	\$ 3	09.78	\$ -	\$	60.48	60.48	\$	-	\$ 440.22	\$ 440.22	\$ -	\$ 1,819.42	\$ 1,786.63	\$ 33.00	59	59	59	59
										1											608	607	607	603

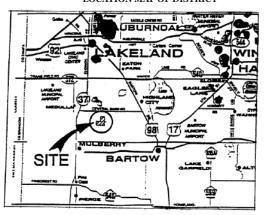
The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early. The Polk County Tax Collector will collect the assessments for all lots and parcels within the District. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should ensure that a verbatim record of the proceedings is made accordingly, which includes the testimony and evidence upon which such appeal is to be based. The public hearing may be continued to a date and time certain that will be announced at the hearing.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (656) 209-7919 at least two calendar days prior to the meeting.

Michael Perez District Manager Golden Lakes Community Development District

LOCATION MAP OF DISTRICT



Golden Lakes Community Development Distric

July 12, 2024 24-00978K

FIRST INSERTION

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

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

A10 M. Latimer J30. M. Davis Units will be listed on:

www.storageauctions.com Auction ends on July 29, 2024@11:00 AM or after

July 12, 19, 2024 24-00990K

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 SimpleDan located at 3099 Laurel Oak Pane in the City of Winter Heaven, Polk County, FL 33884 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of July, 2024. Daniel Simoes Couto July 12, 2024 24-00989K

FIRST INSERTION

Notice of Regular Meeting Date Change of the Board of Supervisors of Highland Meadows II Community **Development District**

Notice is hereby given that the Board of Supervisors (the "Board") of the Highland Meadows II Community Development District (the "District") will conduct its Regular Meeting on Tuesday, July 30, 2024, at 4:30 p.m. at the Shamrock First Baptist Church, located at 2661 Marshall Rd., Haines City, FL 33844. The meeting scheduled for Thursday, July 25, 2024, is hereby canceled.

Copies of the agenda will be available by emailing the District Manager at lar-ry@breezehome.com, as well as on the CDD website, at www.highlandmeadows2cdd.com. The District Manager's office can be reached telephonically at (813) 565-4663.

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 in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before 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 assistance in contacting the District Manager's

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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 the appeal is to be based.

District Manager Larry Krause July 12, 2024

24-00988K

24-01006K

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 TOUGH GUY PROTECTION FIRM: Located at 211 E Main St # 425 Mailbox : Polk County in the City of Lakeland: Florida, 33801-4628 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland Florida, this July day of 08, 2024 RUNNELS WILLIAM DARNELL July 12, 2024

FIRST INSERTION

--- PUBLIC SALES ---

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 Total Primary Care located at 11 Webb Drive in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of July, 2024. Medical Home Alliance Donna Walker

July 12, 2024

24-01002K

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 Pichardo Clinic located at 11 Webb Drive in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 3rd day of July, 2024. InHealth MD Alliance, LLC Donna Walker

July 12, 2024 24-01001K

FIRST INSERTION

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Cedar Crossings Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Haines City, Polk County, Florida, and has an annual operating budget of approximately \$54,015. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than April 15, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government" of the conduct audits in accordance with "Government" of the conduct audits in accordance with "Government" of the conduct audits and the conduct audits are conducted as a conduct audits and the conduct audits are conducted as a conduct audits and the conduct audits are conducted as a conduct audits and the conduct audits are conducted as a conduct audits are conducted as a conduct audits are conducted as a conducted are co ment Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers are available from the District Manager at the address and telephone number listed

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 in an envelope marked on the outside "Auditing Services, Cedar Crossings Community Development District." Proposals must be received by 12:00 p.m., on July 22, 2024, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager July 12, 2024

24-01010K

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Cedar Crossings Community Development District ("District"), located in Haines City, Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and provide general engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Polk County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) and the current and projected workloads of the Applicant. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy and one (1) hard copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on July 29, 2024 and to the attention of Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, Ph: (561) 571-0010 ("District Man-

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager's Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager's Office, must be filed in writing with the District Manager's Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions related to this RFQ shall be directed in writing by e-mail only to Daphne Gillyard at gillyardd @whhassociates.com with e-mail copy to Jennifer Kilinski at jennifer@cddlawyers.com.

District Manager July 12, 2024

24-01011K

CALL 941-906-9386 and select the appropriate County

name from the menu option or e-mail legal@businessobserverfl.com



FIRST INSERTION

Notice To Creditors IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23CP-4327 IN RE: ESTATE OF RALPH HENRY MATHEWS

Deceased. The administration of the estate of Ralph Henry Mathews, deceased, whose date of death was January 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 12, 2024.

Personal Representative: Heather N. Mathews

405 James Ave Auburndale, Florida 33823 Attorney for Personal Representative: Andrew J. Oram Florida Bar No. 1015374 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: andrew@oram.law, chaz@oram.law July 12, 19, 2024 24-00998K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-305 **Division Probate** IN RE: ESTATE OF RICHARD B. HAVILAND

Deceased. The administration of the estate of Richard B. Haviland, deceased, whose date of death was December 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal repre-

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

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 12, 2024.

Personal Representative: /s/ Christopher D. Moore Christopher D. Moore 79 Young Road

Orwell, Vermont 05760 Attorney for Personal Representative: /s/ Charlotte C. Stone Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 3200 US Hwy 27 S., Suite 201 Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425 E-Mail: charlotte@stonelawgroupfl.com Secondary E-Mail: tami@stonelawgroupfl.com

24-01005K

July 12, 19, 2024

--- ESTATE ---FIRST INSERTION

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

Case No.: 2024CP-002133 Division: PROBATE IN RE: THE ESTATE OF DWAIN WARREN SUMMERS Deceased.

The administration of the estate of DWAIN WARREN SUMMERS, deceased, whose date of death was October 2,2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 3380. 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 NOTICE.
ALL CLAIMS NOTE FILED WITH-

IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of firth publication of this notice is: July 12, 2024.

KAYLEE CAGLE Petitioner SOUTHERN ATLANTIC LAW

GROUP, PLLC Lydia Sturgis Zbrzeznj, Esq. Florida Bar No. 98181 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresses: Lydia@southern at lantic law.comAttorneys for Personal Representative July 12, 19, 2024 24-00986K

FIRST INSERTION

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

CASE NO.: 2023-CA-005957 LAKEVIEW LOAN SERVICING, Plaintiff, v.

MICHAEL AMBRO, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 13, 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 151, Preserve at Sundance Phase Two, according to the plat thereof, recorded in Plat Book 127, Page(s) 7 through 9, inclusive, of the Public Records of Polk County, Florida.

Property Address: 2512 Brownwood Drive, Mulberry, FL 33860 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 8th day of July, 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 July 12, 19, 2024 24-00996K

FIRST INSERTION

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

53-2024 - CP-01035-0000-XX IN RE: ESTATE OF RAYMOND ARTHUR TURNER,

Deceased.The administration of the estate of RAYMOND ARTHUR TURNER, deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's 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 July 12, 2024.

Personal Representative: DIEDRE HANSON

2490 Shoff Lane Melbourne, Florida 32940 Attorney for Personal Representative: PIERRÉ A.L. MOMMERS, ESQUIRE 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@mommers colombo.com

SecondaryE-Mail: Sherill@mommerscolombo.com July 12, 19, 2024 24-01008K

FIRST INSERTION

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

PROBATE DIVISION File No. 532024CP0017640000XX IN RE: ESTATE OF NANCY MAE SHARKEY,

Deceased. The administration of the estate of NANCY MAE SHARKEY, Deceased, whose date of death was November 21, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway, Bartow, FL 33830. The names and addresses of the personal representative and the personal repre-

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 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 12, 2024.

JAMES ROBERT SHARKEY, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 12, 19, 2024 24-00999K

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Cedar Crossings Community Development District ("District") will hold a public hearing on August 8, 2024 at 11:00 a.m., or as soon thereafter as the matter may be heard, at the Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the Engineer's Report, dated May 30, 2024, as may be further amended (the master project described therein, the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, (561) 571-0010 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, $stormwater\ management\ system,\ potable\ water\ distribution\ system,\ reclaimed\ water$ distribution system, wastewater system, landscape and hardscape, irrigation, electrical distribution and street lights, amenities, environmental conservation/mitigation, and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$17,573,374.00.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated May 30, 2024, as may be amended and supplemented ("Assessment Report"), which is also on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds $\,$ issued to fund the Improvements.

As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$24,380,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The proposed annual schedule of assess-

Land Use	Total # of Units/ Acres	ERU Factor	Proposed Maximum Principal Per Unit	Proposed Maximum Annual Assessment Per Unit*
Single Family 42'	107	0.80	\$66,897.62	\$6,389.62
Single Family 52'	129	1.00	\$83,622.02	\$7,987.02
Single Family 62'	45	1.20	\$100,346.42	\$9,584.43
Single Family 70'	17	1.35	\$112,889.73	\$10,782.48

* Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Polk County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the Maximum Assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the Maximum Assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District.

At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and $\,$ time certain announced at the meeting and/or hearings.

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

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 Manager's Office, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, or by calling (561) 571-0010, at least three (3) business days 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 Man-

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

ager's Office.



RESOLUTION 2024-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT DECLAR-ING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICA-TION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Cedar Crossings Community Development District (the "District") was established by Ordinance No. 24-2072 as adopted by the City Commission of the City of Haines City, Florida, effective April 18, 2024, and is a local unit of specialpurpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within the City/County, Florida; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the District's Engineer's Report, dated May 30, 2024, attached hereto as Exhibit A and incorporated herein by reference ("CIP" and the improvements described therein, the "Improvements"); and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by special assessments levied on benefitted lands within the District pursuant to Chapters 170, 190 and 197, Florida Statutes ("Assessments");

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS. this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in $Exhibits \ A$ and B that secure the Assessments.

WHEREAS, as set forth in the Master Special Assessment Methodology Report, dated May 30, 2024, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), and on file at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"), the District hereby finds and determines that:

- (i) benefits from the Improvements will accrue to the property improved,
- (ii) the amount of those benefits will exceed the amount of the Assessments, and (iii) the Assessments are fairly and reasonably allocated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION: INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

SECTION 2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof by the Assessments and is as set forth in the Assessment Report attached as Exhibit B.

SECTION 3. DESIGNATING THE NATURE AND LOCATION OF IM-**PROVEMENTS**. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A** and as set forth in the CIP, which is on file at the District Records Office. Exhibit B is also on file and available for public

inspection at the same location.

SECTION 4. DECLARING THE TOTAL ESTIMATED COST OF THE IM-PROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Improvements is \$17,573,374 ("Es-

B. The Assessments will defray approximately \$24,380,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

 $\textbf{C.} \ \ \text{The manner in which the Assessments shall be apportioned and paid is set for the approximation of the control of$ in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. DESIGNATING THE LANDS UPON WHICH THE ASSESS-MENTS SHALL BE LEVIED. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

SECTION 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

SECTION 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

August 8, 2024 TIME: 11:00 a.m..

LOCATION: Ramada by Wyndham Davenport Orlando South

43824 Highway 27

Davenport, Florida 33837-6808

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the CIP and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of paid general circulation within Polk County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the

SECTION 9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of paid general circulation within Polk County and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon

PASSED AND ADOPTED this 30th day of May 2024.

ATTEST: CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

/s/ Kristen Suit Secretary/Assistant Secretary

/s/ Stephen McConn Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated May 30, 2024

Exhibit B: Master Assessment Methodology, dated May 30, 2024

24-01009K

--- ESTATE ---

FIRST INSERTION

NOTICE OF ADMINISTRATION AND NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN

AND FOR POLK COUNTY STATE OF FLORIDA CASE NO.: 53-2024CP0003080000XX **Division: Probate**

IN RE: ESTATE OF JOYCE RAMONA ROWLAND, Deceased.

The administration of the Estate of JOYCE RAMONA ROWdeceased, Case No.: 53-2024CP0003080000XX is pending in the Circuit Court for Polk County, 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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this Notice is served who have objections that challenge the validity of the will, the qualifications of the Personal Representative, venue or the jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of first publication of this notice must file their claims or demands WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

MANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

SHERYL A. GRUDEN, Petitioner SEAN W. SCOTT, Esq.

WLAW, PA Attorney for Petitioner 3233 East Bay Dr., Ste. 104

Largo, FL 33771-1900 Telephone: (727) 539-0181 Florida Bar No. 870900 Primary Email: swscott@virtuallawoffice.com Secondary Email: mlr@virtuallawoffice.com

24-01004K

July 12, 19, 2024

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

POLK COUNTY

FIRST INSERTION

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

CASE NO: 22-CA-001633 LAKEVIEW LOAN SERVICING,

Plaintiff, -vs-JOSE LUIS VEGA, Defendant(s)

TO: UNKNOWN SPOUSE OF JOSE LUIS VEGA, GABRIELLE SELTZER VEGA and JULIAN SELTZER VEGA Last Known Address: 5755 Marsh Landing Drive, Winter Haven, FL

You are notified of an action to foreclose a mortgage on the following property in Polk County:

LOT(S) 465, LAKESIDE LAND-INGS PHASE ONE, ACCORDING TO THE PLAT AS RE-CORDED IN PLAT BOOK 147, PAGES 45 THROUGH 55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

5755 Marsh Landing Drive, Winter Haven, FL 33881

The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk, County, Florida; Case No. 22-CA-001633; and is styled Lakeview Loan Servicing, LLC vs. Jose Luis Vega, UNKNOWN SPOUSE OF JOSE LUIS VEGA, LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION, INC., PRESERVE AT LAKESIDE LANDINGS 55 AND OVER HOME-OWNERS` ASSOCIATION, INC., Unknown Occupant 1, Unknown Occupant 2, GABRIELLE SELTZER VEG-AA MINOR CHILD IN THE CARE OF HER MOTHER AND NATURAL GUARDIAN MICHELLE SELTZER and JULIAN SELTZER VEGAA MI-NOR CHILD IN THE CARE OF HIS MOTHER AND NATURAL GUARD-IAN MICHELLE SELTZER. You are required to serve a copy of your written defenses, if any, to the action on Ian Hudson, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before July 29, 2024, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit

to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

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: June 20, 2024 STACY M BUTTERFIELD Polk Clerk of the Circuit Court As Clerk of the Court (SEAL) By: Asuncion Nieves As Deputy CLerk 24-00991K July 12, 19, 2024

FIRST INSERTION

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

Case #: 2019CA004953000000 DIVISION: 11

Wells Fargo Bank, N.A.

Plaintiff, -vs,-Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres; Rosanna Torres a/k/a R. Torres; Ford Motor Credit Company, LLC; **Hampton Hills South Homeowners** Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse. Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse Heirs, Devisees, Grantees, or Other Claimants

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA004953000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK

COLINTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2022CA001858000000 FBC MORTGAGE, LLC,

NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-closure entered June 17, 2024 in Civil

Case No. 2022CA001858000000 of

the Circuit Court of the TENTH JUDI-

CIAL CIRCUIT in and for Polk County,

Bartow, Florida, wherein FBC MORT-

GAGE, LLC is Plaintiff and KATIE ANN STUDDARD, et al., are Defen-

dants, the Clerk of Court, STACY BUT-

TERFIELD, CPA, will sell to the highest

and best bidder for cash electronically

at www.polk.realforeclose.com in accor-

dance with Chapter 45, Florida Statutes

on the 1st day of August, 2024 at 10:00

AM on the following described prop-

KATIE ANN STUDDARD, et al.,

Plaintiff, vs.

Defendant.

and best bidder for cash at www.polk. realforeclose.com at 10:00 A.M. on August 2, 2024, the following described property as set forth in said Final Judg-

LOT 7, IN BLOCK 21, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RE-CORDS OF POLK COUNTY, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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 notifica-tion if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. Submitted By: ATTORNEY FOR

PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707

19-322068 FC01 WNI July 12, 19, 2024

FIRST INSERTION

24-00994K

FIRST INSERTION

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

CASE NO. 532023CA006776000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff,

GARNETT A. TAYLOR, JR.; ORCHID GROVE HOMEOWNERS ASSOCIATION, INC.; WINDMAR HOME FLORIDA, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated June 24, 2024, and entered in Case No. 532023CA006776000000 of the Circuit Court in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SER-VICING is Plaintiff and GARNETT A. TAYLOR, JR.; ORCHID GROVE HOMEOWNERS ASSOCIATION, INC.; WINDMAR HOME FLORIDA, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIM-ING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk. realforeclose.com, 10:00 a.m., on July 29, 2024, the following described property as set forth in said Order or Final

LOT 138, ORCHID GROVE, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 169, PAGE(S) 10 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

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

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

DATED 7/3/2024. By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-195969 / TM1 July 12, 19, 2024 24-00992K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK

COUNTY GENERAL JURISDICTION

DIVISION

CASE NO. 2024CA000039000000 FREEDOM MORTGAGE

Plaintiff, vs. WINSTON ERROL HAYNES A/K/A

Defendant.NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Fore-

closure entered June 20, 2024 in Civil Case No. 2024CA000039000000 of

the Circuit Court of the TENTH JUDI-

CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FREEDOM MORTGAGE CORPORATION is

Plaintiff and Winston Errol Haynes

a/k/a W. Haynes, et al., are Defendants, the Clerk of Court, STACY BUTTER-

FIELD, CPA, will sell to the highest and best bidder for cash electronically

at www.polk.realforeclose.com in accor-

CORPORATION,

W. HAYNES, et al.,

FIRST INSERTION

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

2023CA-004386-0000-00 US BANK NATIONAL ASSOCIATION BRIAN ANTONIO IRIZARRY AKA BRIAN A IRIZARRY; WENDY LUZ IRIZARRY; FLORIDA HOUSING FINANCE CORPORATION; UNITED STATES OF AMERICA ACTING THROUGH SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SOLAR MOSAIC, INC.; HIGHLAND MEADOWS 5 HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PARTY 1, UNKNOWN PARTY 2, UNKNOWN

Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on MARCH 19, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County,

PARTY 3, UNKNOWN PARTY 4,

Florida, described as: LOT 222 OF RIDGE AT HIGH-LAND MEADOWS, ACCORD-ING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 164, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 942 FALLON HILLS DRIVE HAINES CITY FL 33844

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 31ST

day of JULY, 2024. 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 entlited, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of the Court on this 26th day of June,

Drawer CC-12, P.O. Box 9000 Bartow Florida 33831-9000 (SEAL) By /s/Carolyn Mack Deputy Clerk July 12, 19, 2024 24-00980K

erty as set forth in said Summary Final Judgment, to-wit: LOT 13, DINNER LAKE SHORES PHASE ONE, AC-CORDING TO THE MAP OR STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 112, PAGES 29-31, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07799FL July 12, 19, 2024

PUBLISH YOUR LEGAL NOTICE



 We offer payment portal for easy credit

e-filing your affidavit to the Clerk's office on your behalf

card payment

• Service includes us

 Simply email your notice to legal@ businessobserverfl.com

dance with Chapter 45, Florida Statutes on the 5th day of August, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit: Lot 100, Madison Place Phase 1, according to the map or plat thereof as recorded in Plat Book 173, Pages 16 through 20, inclusive, of the Public Records of Polk County, Florida. Any person claiming an interest in the surplus from the sale, if any, other than

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

the property owner as of the date of the lis pendens, must file a claim before the

clerk reports the surplus as unclaimed.

By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08781FL

24-01003K

July 12, 19, 2024

FIRST INSERTION

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

COUNTY

GENERAL JURISDICTION DIVISION

CASE NO. 53-2023-CA-004079 LOANDEPOT.COM, LLC, Plaintiff, vs.

VICTORIA O'NEAL, et al.,

Defendant.NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered February 26, 2024 in Civil Case No. 53-2023-CA-004079 of the Circuit Court of the TENTH JUDI-CIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LOANDE-POT.COM, LLC is Plaintiff and Victoria O'Neal, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 29th day of July, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 127, Lucerne Park Reserve, according to the plat thereof as recorded in Plat Book 176, Pages 43-49, of the Public Records of Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

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

23-05854FL

July 12, 19, 2024

Polk County, Florida.

Fla. Bar No.: 146803

FIRST INSERTION NOTICE OF SALE

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

532022CA002824000000 MIDFIRST BANK

MARILYN J CLEMENTE A/K/A MARILYN CLEMENTE; MARIANO BARBOZA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SMART ENERGY, INC. D/B/A SMART ENERGY Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure en-tered on June 20, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 13, BLOCK B, NORTH-SHORE HIGHLANDS, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 77, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 848 WILDABON AVE. LAKE WALES, FL 33853-3444 at public sale, to the highest and best bidder, for cash, online at www.polk.

real foreclose.com, on August 05, 2024 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this

1st. day of July, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000008166 July 12, 19, 2024 24-00984K

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

legal@businessobserverfl.com Deadline Wednesday at noon Friday Publication

24-00979K

Email your Legal Notice

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION

CASE NO. 2023CA006522000000

LONGBRIDGE FINANCIAL, LLC,

THE UNKNOWN HEIRS,

GRANTEES, ASSIGNEES,

IN THE ESTATE OF SUSIE

SIMMONS, DECEASED, et al.

LIENORS, CREDITORS,

BENEFICIARIES, DEVISEES,

TRUSTEES AND ALL OTHERS

WHO MAY CLAIM AN INTEREST

NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure

dated June 6, 2024, and entered in

2023CA006522000000 of the Circuit

Court of the TENTH Judicial Circuit in

and for Polk County, Florida, wherein LONGBRIDGE FINANCIAL, LLC is

the Plaintiff and THE UNKNOWN

HEIRS, BENEFICIARIES, DEVISEES,

GRANTEES, ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES AND ALL

OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF

SUSIE SIMMONS, DECEASED;

STATE OF FLORIDA, DEPARTMENT

OF REVENUE; UNITED STATES OF

AMERICA, ACTING ON BEHALF

OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CLERK OF COURT OF POLK

COUNTY, FL; DARWIN OUTSEY III; WILLIE L BORDERS are the

Defendant(s). Stacy M. Butterfield as

the Clerk of the Circuit Court will sell to

the highest and best bidder for cash at

www.polk.realforeclose.com, at 10:00

AM, on August 05, 2024, the following

described property as set forth in said

Plaintiff, vs.

Defendant(s).

FIRST INSERTION

--- 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-002104000000 AUBURN LAKES 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 AUBURN LAKES 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 AUBURN LAKES COMMUNITY DEVELOP-MENT 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 AUBURN LAKES COMMUNITY DE-VELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF ASSESSMENTS HEREIN DE-SCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The above cause comes to be heard upon the Complaint filed herein by the Auburn Lakes Community Development District ("District") in the County of Polk, State of Florida, seeking to determine the authority of said District to issue its Auburn Lakes Community Development District Special Assessment Bonds ("Bonds") in an aggregate principal amount not to exceed \$49,025,000. 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

Plan, issue the Bonds and all series thereof and to incur the bonded indebtedness as set forth in the Complaint, and to secure the Bonds with the Assessments; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto; the Pledged Revenues, including, without limitation, the 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 Indenture, 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 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; (g) the members of the District's Board have been duly and validly elected; and (h) this Court may grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises:

to undertake the Capital Improvement

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 15th day of August 2024 at the hour of 11:45 a.m. of said day for 15 minutes, in Virtual Hearing Room Civil Division 07, at the Polk County Courthouse, 255 North Broadway, Bartow, Florida before the Honorable Reinaldo Ojeda Circuit Court Judge, 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 and the Assessments should not be granted and the Bonds, the Assessments, the proceedings therefore, and other matters set forth in said Complaint, should not

be validated as prayed for in said Com-

NOW, THEREFORE,

FIRST INSERTION FIRST INSERTION

Plaintiff, v.

JASON CRAMER, et al.,

Defendants.NOTICE is hereby given that Stacy M.

Butterfield, Clerk of the Circuit Court of

Polk County, Florida, will on August 13, 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 15, VICTORIA WOODS AT

PROVIDENCE, according to the map or plat thereof as recorded in

Plat Book 145, Page(s) 37, Public

Property Address: 2203 Victoria

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

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

the Purchaser at the sale shall be enti-

tled 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.

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 Admin-

istrator, 255 N. Broadway Avenue, Bar-

tow, Florida 33830, (863) 534-4686,

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

 $\bar{\mbox{SUBMITTED}}$ on this 8th day of July,

24-00997K

If you are a person with a disability

If the sale is set aside for any reason,

Records of Polk County, Florida.

Drive, Davenport, FL 33837

of which is set forth above.

unclaimed

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

CASE NO.: 2024-CA-000266 CASE NO.: 2023-CA-006758 LAKEVIEW LOAN SERVICING, PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v.

PATRICK MICHAEL SEIFTS, 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 28, of LIBERTY RIDGE PHASE ONE, according to the plat thereof, as recorded in Plat Book 173, Page 11, of the Public Records of Polk County, Florida. Property Address: 371 MacArthur Street, , FL 33830

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 $Mortgagee \ or \ the \ Mortgagee \ attorney.$

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 8th day of July,

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 July 12, 19, 2024

Kathryn I. Kasper, Esq FL Bar #621188 Attorneys for Plaintiff 24-00995K July 12, 19, 2024

impaired, call 711.

FL Bar #157147

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq.

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 07 Virtual Courtroom

Anyone NOT TESTIFYING may call in by phone and use ID.

+1 863-225-4022, Conference ID: 361 560 839# If the link above does not work, the Polk Civil Division 07 Virtual Courtroom link (using the MS Teams

platform) is available on the Tenth Judicial Circuit's website, located here: https://jud10.flcourts.org/virtualcourtroom-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

app.

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/. If you have questions or need additional support, please email Court Technology 10thVirtualCourtSupport@jud10. fl
courts.org, or call $\left(863\right)$ 534-7788.

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 Saturday, June 29, 2024.

53-2024-CA-002104-0000-00 $06/29/2024\ 01{:}28{:}09\ PM$ /s/ Brandon Rafool Brandoon Rafool, Judge Copies furnished to:

Jacob S. Orr, Esq. Jennifer Kilinski Jennifer@cddlawyers.com Savannah Hancock Savannah@cddlawyers

July 12, 19, 2024 24-00987K

FIRST INSERTION NOTICE OF ACTION

Final Judgment, to wit:

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002000000000 HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF NOMURA HOME EQUITY LOAN, INC., ASSET-**BACKED CERTIFICATES, SERIES** 2006-HE3, Plaintiff, vs. UNKNOWN HEIRS OF

JEANNETTE FOLSOM AKA JEANNETTE C. FOLSOM AKA JEANNETT FOLSOM; KENNETH FOLSOM AKA KE, ET AL. Defendants

To the following Defendant(s): UNKNOWN HEIRS OF JEANNETTE FOLSOM A/K/A JEANNETTE C. FOLSOM

A/K/A JEANNETT FOLSOM

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described prop-

erty: LOT 2, BLOCK "E", SYLVES-TER SHORES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 40 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 2214 NOTTINGHAM

ROAD, LAKELAND FL 33803 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before 8-9-24 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No.

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

this Court this 2 day of July, 2024

Stacy M. Butterfield POLK COUNTY CLERK OF COURT (SEAL) By /s/ Ashley Saunders As Deputy Clerk VAN NESS LAW FIRM, PLC,

Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19611-24/cam 23-01012K July 12, 19, 2024

LOT 5, BLOCK F, VALENCIA HILLS SUBDIVISION, AC-CORDING TO PLAT THERE-

OF AS RECORDED IN PLAT BOOK 63, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1105 VALEN-

CIA AVE, HAINES CITY, FL 33844

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 9 day of July, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-151107 - NaC July 12, 19, 2024 24-01007K

FIRST INSERTION

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

CASE NO.: 2023-CA-000636 LAKEVIEW LOAN SERVICING, Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF VINCENT PEED, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 5, 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 P-60, of SANDPIPER GOLF & COUNTRY CLUB PHASE ONE, according to the map or plat thereof, as recorded in Plat Book 83, Pages 29 and 30, of the Public Records of Polk County, Florida. Property Address: 669 Eagle Run, Lakeland, FL 33809

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 rea son, 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, vou are entitled, at no cost to vou, 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,

SUBMITTED on this 3rd day of July, 2024.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathrvn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789

Telephone: (205) 930-5200 Facsimile: (407) 712-9201 24-00981K July 12, 19, 2024

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 els Rarely do consumers specifically search online for public notices.

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

Case No. 532024CA001434000000 Freedom Mortgage Corporation Plaintiff, vs.

The Unknown Heirs, Devisees, Grantees, Assignees, Lienors Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Mary Faye Clements a/k/a Mary F. Clements a/k/a Mary F. Chandler a/k/a Mary Rodgers, Deceased.; et al

Defendants. TO: Leslie Faith Hackett a/k/a Leslie Faith Hickox a/k/a Leslie Faith Gray Last Known Address: 59 Cargomaster Street, Fort Bragg, NC. 28307

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

LOT(S) 28 AND 29, BLOCK "E", WOODLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 39, PAGE 29, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 2001 NW 64th St, Suite 130, Ft. Lauderdale, FL 33309, within thirty (30) days of the first date of publication on or before 8-9-24, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO CONSECUTIVE WEEKS DATED on 7-2-24.

Stacy M. Butterfield As Clerk of the Court (SEAL) By /s/ Ashley Saunders As Deputy Clerk Amanda Driscole, Esquire,

Brock & Scott, PLLC., the Plaintiff's attorney, 2001 NW 64th St, Suite 130 Ft. Lauderdale, FL 33309 File # 24-F00494 24-00993K July 12, 19, 2024

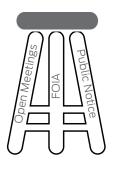


or email Business legal@businessobserverfl.com

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







vs



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility

82

Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



Types Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Summaries

Land and Water Use

Creation of Special

School District Reports

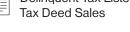
Zoning, Annexation and

Land Use Changes

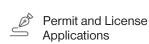
Tax Districts





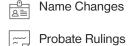






Court Notices

Mortgage Foreclosures



Divorces and Adoptions



Proposed Budgets and Tax Rates

Agency Proposals

Meeting Minutes or

Stay Informed, It's Your Right to Know.
For legal notice listings go to: Legals.BusinessObserverFL.com

/18187

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





Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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





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

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

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

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



Significant numbers of people in rural areas still lack highspeed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Summaries

Tax Rates



Land and Water Use



Creation of Special Tax Districts





School District Reports Zoning, Annexation and

Land Use Changes



Commercial Notices Unclaimed Property,



Unclaimed Property,
Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property

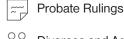


Permit and License **Applications**

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



202 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Summaries

Tax Rates

Meeting Minutes or

Agency Proposals

Proposed Budgets and

Land and Water Use

Creation of Special Tax Districts

School District Reports

Zoning, Annexation and Land Use Changes

Commercial Notices

Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinquent Tax Lists, Tax Deed Sales

Government Property

Permit and License Applications

Court Notices

Mortgage Foreclosures

Name Changes

Probate Rulings

Divorces and Adoptions

Orders to Appear in Court

Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

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 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 ac-tion 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

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

July 5, 12, 2024 24-00971

July 5, 12, 2024 24-008

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE March 15, 2024

Jerry E. Áron, 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 Los

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,

("Owner(s)"), 205 BARRACU-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 JENNIFER M PRICE, ("Owner(s)"), PO BOX 4059, DALLAS, TX 75208 and 17708 LOCH LINNHE LOOP, PFLUGERVILLE, 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.

amounts secured by the Iren.
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

July 5, 12, 2024 24-00972I





FloridaPublicNotices.com



legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES ---

SECOND 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 24-00970K

SECOND 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 3GNEC16Z65G285208 and all personal items located inside the motor vehicle, and a 2002 FORD 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 3GNEC16Z65G285208 and all personal items located inside the motor vehicle, and a 2002 FORD 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 3GNEC16Z65G285208 and all personal items located inside the motor vehicle identification Number 3GNEC16Z65G285208 and all personal items located inside the motor vehicle identification Number 3GNEC16Z65G285208 and all personal items located inside the motor vehicle identification Number 3GNEC16Z65G285208 and all personal items located in the personal identification Number 3GNEC16Z65G285208 and all ber 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, (863) 424-1286. July 5, 12, 2024

24-00967K

--- ESTATE ---

SECOND INSERTION

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

NOTICE TO CREDITORS

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

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

 $\begin{array}{c} \text{NOTICE.} \\ \text{ALL CLAIMS NOT FILED WITHIN} \end{array}$ 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: 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 $10181\,\mathrm{Six}$ 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

July 5, 12, 2024 24-00958K

SECOND 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

--- ACTIONS / SALES ---

SECOND 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.

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 60DAYS 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

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 July 5, 12, 2024

24-00977K

By Lynette Burke

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-006418 PENNYMAC LOAN SERVICES, LLC.

ROBERTO DANIEL MURILLO, et al..

Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 5, 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:

The West 35.5 feet of Lot 4, and all of Lot 5, LESS the West 5 feet thereof, BURCO PLACE NO. 2, according to the plat thereof recorded in Plat Book 21, Page 20, of the Public Records of Polk County, Florida.

Property Address: 483 E. Hoffman Street, Lake Alfred, FL 33850 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 July 5, 12, 2024 24-00953K

SECOND INSERTION

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(s).

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 A/K/A VANESSA CARTER are the WILLIAMS 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

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.

described property as set forth in said

Final Judgment, to wit:

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE Property Address: 6 GOLFVIEW CIR NE, WINTER HAVEN, FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 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

--- ESTATE ---

SECOND INSERTION

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 decedent'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- ${\rm TION}\,733.302, {\rm FLORIDA}\,{\rm STATUTES},$ 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 July 5, 12, 2024

SECOND 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 PUBLICATION 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.orgJuly 5, 12, 2024 24-00957K

SECOND INSERTION

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

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: angelica@srblawyers.com July 5, 12, 2024 24-00964K

SECOND 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 $\hbox{E-Mail: } mturner@straughnturner.com$ Secondary E-Mail: ahall@straughnturner.com July 5, 12, 2024 24-00959K

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, **Estate & Court**related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.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:

SECOND 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/virtualcourtroom-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/. If you have questions or need additional support, please email Court Technolat 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 July 5, 12, 2024

24-00949K

SECOND INSERTION

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

CASE NO. 53-2023-CA-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, DEVISEES 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,

GAR-LAWRENCE NORMALINDA GAR-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-

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 E. GRAY IX

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 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. 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 jaron@aronlaw.com

mevans@aronlaw.com

July 5, 12, 2024

24-00962K

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY FLORIDA CASE NO.: 2023CA004145000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, VS. CARMEN ROSA CRESPO RODRIGUEZ; JAM MANUEL

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

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-

Defendant(s).

SECOND INSERTION

NOTICE OF FORECLOSURE SALE

The Clerk of the Court, Stacy M. Butterfield, 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 property as set forth in said Final Judgment, to wit: LOT 49, BELLA NOVA PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES

21 THROUGH 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Any person claiming an interest in the

KNOWN PARTIES MAY CLAIM AN

INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants.

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 July 5, 12, 2024 24-00950K

SECOND 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:

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, ARIAS BOSINGER, PLLC. 280 W. Canton Avenue, Suite 330, Winter Park, Florida 32789 July 5, 12, 2024 24-00973K

SECOND 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 - Non-Homestead \$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 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

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 ---

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.: 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

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 THE SURPLUS.

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

SECOND INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC003036 BAHAMA BAY CONDOMINIUM ASSOCIATION, INC., A Florida Not-For-Profit Corporation,

Plaintiff. v. MARK DELTIN, AS TRUSTEE OF THE ZOE AND AVA REVOCABLE TRUST DATED FEBRUARY 08, 2022 & ANY UNKNOWN PERSON(S) IN

POSSESSION, Defendants. TO: MARK DELTIN, AS TRUSTEE OF THE ZOE AND AVA REVOCABLE TRUST DATED FEBRUARY 8, 2022 MARK DELTIN 1505 Mumbai Way Kissimmee, FL 34747

MARK DELTIN 744 HIGHPOINT SIDEROAD ALTON ONTARIO L7K 0H7

If alive, and if dead, all parties claiming interest by, through, under or against MARK DELTIN, AS TRUSTEE OF THE ZOE AND AVA REVOCABLE TRUST DATED FEBRUARY 8, 2022, and all parties having or claiming to have any right, title, or interest in the property described herein.
YOU ARE HEREBY NOTIFIED

that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described 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-

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, ASSOCIATION, INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, call 711.

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.

P.A., 717 N. Magnolia Avenue, Orlando,

FL 32803 within 30 days from the date

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,

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

SECOND INSERTION

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

CASE NO. 53-2023-CA-005643-

0000-00 SILVERLEAF RESORTS, LLC Plaintiff, vs. BRUNSON ET AL.,

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 offer for sale the above described UNIT/ WEEKS of the following described real property:

III TONY COHEN, MELISSA COHEN

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. 39/0067, H IV OZEL DISMUKE, KATHY DISMUKE.

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. 9/0012, B V ERIC DESIDERIO GARCIA, JENNIFER NICOLE GAR-

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,

VI WILLIE LIMBRICK 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

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

call 711. DATED this June 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 24-00961K July 5, 12, 2024

SECOND 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

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 notification 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

SECOND 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 24-00954K July 5, 12, 2024

SECOND INSERTION

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 in the Final Summary Judgment:

Part of Lot 4, Block, Country 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 of Beginning; thence continue

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

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 Attorney for Plaintiff

SECOND INSERTION

July 5, 12, 2024

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

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

Legals.BusinessObserverFL.com

Do I need to register my

Yes. The "fictitious name" or "dba"

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

you register must be advertised at

business' name?

23, 2024: