

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/02/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 GRAT mobile home bearing vehicle identification number 4HB4012C1N10866 and all personal items located inside the mobile home. Last Tenant: Darnell Duling, Darnell Duling Sr., Darnell Duling Jr., All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Darnell Duling, and Nicole Duling. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. July 19, 26, 2024 24-01048K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date August 9th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39624 2018 Toyota VIN#: 5YF-BURHEAJP763129 Lienor: Bracket Choice Auto Inc 930 Roberts Rd Unit #49 Haines City 954-444-3438 Lien Amt \$9,370 July 19, 2024 24-01025K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/02/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1991 PALM mobile home bearing vehicle identification numbers PH066976AFL, PH066976BFL, and PH066976CFL and all personal items located inside the mobile home. Last Tenant: Marjorie Ann Cotherman, Charles D. Draper, as Personal Representative of the Estate of Marjorie Ann Cotherman, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Marjorie Ann Cotherman. Sale to be held at: Ariana Village, 1625 Ariana Street, Lot No. 16, Lakeland, Florida 33803, 863-687-3835. July 19, 26, 2024 24-01030K

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 Fine Art FrameShop located at 209 Frank Lloyd Wright Way, in the County of Polk, in the City of Lakeland, Florida 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Lakeland, Florida, this 12th day of July, 2024.
FULL CARD LLC
July 19, 2024 24-01031K

FIRST INSERTION

FICTITIOUS NAME NOTICE

NOTICE IS HEREBY GIVEN that THE BOOK SHELTER, LLC, OWNER, desiring to engage in business under the fictitious name of BOOK TRADERS located at 909 DUNDEE RD, DUNDEE, FLORIDA 33838 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
July 19, 2024 24-01032K

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 Kindred Moving located at 1025 Biltmore Dr Nw in the City of Winter Haven, Polk County, FL 33881 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of July, 2024.
Christopher Lizardi
July 19, 2024 24-01026K

FIRST INSERTION

SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Springs at Lake Alfred Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 15, 2024
TIME: 5:00 p.m.
LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue
Lake Alfred, Florida 33850

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units/ Acres	EAU/ERU Factor	Proposed O&M Assessment
Residential Unit	192	1.0	\$591.07
Undeveloped Land	349.90	2.13	\$1,297.34

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Polk County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held

FIRST INSERTION

WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Westview South Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 14, 2024 at 2:00 p.m. at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.**

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	Annual O&M Assessment*
Townhome 16'	176	\$105.91
Townhome 20'	136	\$132.39
Townhome 22'	80	\$145.63
Undeveloped Land	16.38	\$1,822.60

*Annual O&M Assessment may also include County collection costs and early payment discounts.

Land Use	Total # of Units / Acres	Annual O&M Assessment*
Villa 32'	0	\$216.43
SF 40'	12	\$270.54
SF 45'	58	\$305.71
SF 50'	58	\$338.18
SF 52'	0	\$351.70
SF 62'	257	\$419.34
Undeveloped Land	567.74	\$1,114.57

or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

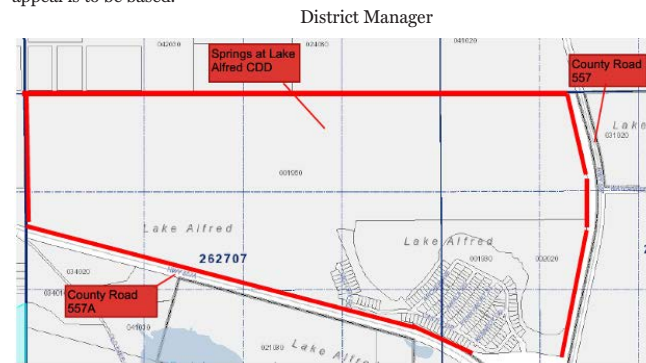
For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, 561-571-0010 District Manager's Office, during normal business hours, or by visiting the District's website at <https://springsatlakealfredcdd.net>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.



July 19, 2024

24-01041K

FIRST INSERTION

*Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2024/2025. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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. If you have any questions, please do not hesitate to contact the District Manager's Office.



July 19, 2024

24-01033K

--- ESTATE ---

FIRST INSERTION

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

File No.

53-2024-CP-001976-0000-XX PROBATE DIVISION IN RE: ESTATE OF ROBERT E. FITZGERALD, Deceased.

The administration of the estate of ROBERT E. FITZGERALD, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The file number for the estate is 53-2024-CP-001976-0000-XX.

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

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

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

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

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

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

Personal Representative:

Kelly Dianne Fitzgerald
3725 Highland Fairways Blvd.
Lakeland, FL 33810
Attorney for Personal Representative:
Carol J. Wallace, Esq.
Attorney for Personal Representatives
Florida Bar Number: 71059
Elder Law Firm of
Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: cwallace@mclements.com
2nd Eml:
jwolf@mclements.com
July 19, 26, 2024 24-01018K

SAVE TIME
Personal Representative
Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business Observer
LV20906_V9

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT

A meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") will be held on Friday, August 2, 2024, at 10:00 a.m. at 5200 Solterra Boulevard, Davenport, Florida 33837.

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

District Manager July 19, 2024 24-01021K

FIRST INSERTION

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET AND 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

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.

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.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting.

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.

District Manager July 19, 26, 2024 24-01022K

FIRST INSERTION

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Cedar Crossings Community Development District (the "District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting on August 8, 2024 at 11:00 a.m., at Ramada by Wyndham Davenport Orlando South, 43824 Highway 27, Davenport, Florida 33837-6808.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made.

District Manager July 19, 2024 24-01023K

Q&A 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.

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the City Center Community Development District

The Board of Supervisors (the "Board") of the City Center Community Development District (the "District") will hold a public hearing and a meeting on Tuesday, August 13, 2024, at 1:00 p.m. at the Holiday Inn Express & Suites Orlando South-Davenport, 4050 Hotel Drive, Davenport, Florida 33897.

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 annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting https://www.citycenterd.org/, or may be obtained by contacting the District Manager's office via phone at (321) 263-0132 extension 193.

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.

Table with 4 columns: CDD USE, ERU FACTOR, UNITS, PROPOSED O&M. Rows include RETAIL (AA1 - SQ.FT.), RETAIL (AA2 - SQ.FT.), MULTI-FAMILY (UNITS), and UNDEVELOPED MULTI-FAMILY.

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 County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting.

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.

David McInnes District Manager



July 19, 2024 24-01042K

FIRST INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE WESTGATE RIVER RANCH FILE: 20162.0021

Pursuant to Section 721.855, Florida Statutes, the undersigned Trustee as appointed by Westgate River Ranch Owners Association, Inc. (hereinafter referred to as "Association") hereby formally notifies (See Exhibit "A") that you are in default due to your failure to pay assessment(s) due for (See Exhibit "A") pursuant to the Association's governing documents ("Governing Documents") and you now owe Association unpaid assessments, interest, late fees, and other charges.

EXHIBIT "A" - NOTICE OF DEFAULT AND INTENT TO FORECLOSE Owner(s) Address TS Undiv Int Building Unit Week Year Season Suite Type COL Rec Info Yrs Delinquent KENNETH L SARGENT & HELENE A SARGENT 12 Abaco Ct Sebastian, FL 32958, 1, 5, 105, 29, WHOLE, Floating, 13017/1027, 2023-2024; JOHN MC VEY & ANNE MCVEY 42 Ross Avenue Renfrew, PA 4 8BE SCOTLAND, 1, 7, 107, 19, WHOLE, Value Season-Floated Week/Floated Unit, 13017/1027, 2021-2024; JOHN G TALLEY JR & ANN L TALLEY 105 Cannon Rd Fort Meade, FL 33841, 1/2, 3, 103, 24, ODD, All Season-Floated Week/Floated Unit,

week, for two (2) successive weeks, in an POLK County newspaper, provided such a newspaper exists at the time of publishing. If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the undersigned trustee the objection form, exercising your right to object to the use of the trustee foreclosure procedure. Upon the undersigned trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien. By: GREENSPOON MARDER, LLP, Trustee, 201 E. Pine Street, Suite 500, Orlando, FL 32801.

13017/1027, 2021 & 2023; BARBARA E TORRES 522 Nicole Blvd Ocoee, FL 34761, 1/2, 7, 107, 22, ODD, Floating, 13017/1027, 2021 & 2023; MELINDA TORRES 31 W ADAMS ST APT 1306 JACKSONVILLE, FL 32202, 1/2, 7, 107, 22, ODD, Floating, 13017/1027, 2021 & 2023; DARLENE H SMITH 143 Ridge Rd Apt B Cedar Grove, NJ 07009, 1, 13, 113, 28, WHOLE, Fixed Week/Floated Unit, 13017/1027, 2021-2024; INES E DOMINGUEZ 5619 JEAN DR Orlando, FL 32822, 1, 4, 104, 21, WHOLE, Floating, 13017/1027, 2020-2024; EDUARDO DOMINGUEZ 4122 Andover Cay Blvd Orlando, FL 32825, 1, 4, 104, 21, WHOLE, Floating, 13017/1027, 2020-2024; MELISSA DEVIA 13041 NORTHSHIRE TRL Wellington, FL 33414, 1/2, 15, 115, 32, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; JOHN DEVIA 13655 Timber Ridge Cir Wellington, FL 33414, 1/2, 15, 115, 32, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; WILLIAM G COMSTOCK & NANCY E COMSTOCK 26-41 Norwood Dr Lanark, IL 61046, 1, 2, 102, 47, WHOLE, Fixed Week/Floated Unit, 13017/1027, 2021-2024; LUMAR I FIGUEROA 5114 CRESCENT MOON DR GREENACRES, FL 33463, 1/2, 13, 113, 14, EVEN, Fixed Week/Floated Unit, 13017/1027, 2020 & 2022 & 2024; JORGE L LOPEZ 1667 12Th Fairway Wellington, FL 33414, 1/2, 13, 113, 14, EVEN, Fixed Week/Floated Unit, 13017/1027, 2020 & 2022 & 2024; GEORGE DELGRECO & SANDRA L DELGRECO 1101 N 74th Way Hollywood, FL 33024, 1/2, 15, 115, 13, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; NELSON R VALLADARES & MARY C VALLADARES 124 Ridge Road Ridge, NY 11961, 1/2, 12, 112, 17, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; July 19, 26, 2024 24-01029K

13017/1027, 2021 & 2023; BARBARA E TORRES 522 Nicole Blvd Ocoee, FL 34761, 1/2, 7, 107, 22, ODD, Floating, 13017/1027, 2021 & 2023; MELINDA TORRES 31 W ADAMS ST APT 1306 JACKSONVILLE, FL 32202, 1/2, 7, 107, 22, ODD, Floating, 13017/1027, 2021 & 2023; DARLENE H SMITH 143 Ridge Rd Apt B Cedar Grove, NJ 07009, 1, 13, 113, 28, WHOLE, Fixed Week/Floated Unit, 13017/1027, 2021-2024; INES E DOMINGUEZ 5619 JEAN DR Orlando, FL 32822, 1, 4, 104, 21, WHOLE, Floating, 13017/1027, 2020-2024; EDUARDO DOMINGUEZ 4122 Andover Cay Blvd Orlando, FL 32825, 1, 4, 104, 21, WHOLE, Floating, 13017/1027, 2020-2024; MELISSA DEVIA 13041 NORTHSHIRE TRL Wellington, FL 33414, 1/2, 15, 115, 32, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; JOHN DEVIA 13655 Timber Ridge Cir Wellington, FL 33414, 1/2, 15, 115, 32, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; WILLIAM G COMSTOCK & NANCY E COMSTOCK 26-41 Norwood Dr Lanark, IL 61046, 1, 2, 102, 47, WHOLE, Fixed Week/Floated Unit, 13017/1027, 2021-2024; LUMAR I FIGUEROA 5114 CRESCENT MOON DR GREENACRES, FL 33463, 1/2, 13, 113, 14, EVEN, Fixed Week/Floated Unit, 13017/1027, 2020 & 2022 & 2024; JORGE L LOPEZ 1667 12Th Fairway Wellington, FL 33414, 1/2, 13, 113, 14, EVEN, Fixed Week/Floated Unit, 13017/1027, 2020 & 2022 & 2024; GEORGE DELGRECO & SANDRA L DELGRECO 1101 N 74th Way Hollywood, FL 33024, 1/2, 15, 115, 13, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; NELSON R VALLADARES & MARY C VALLADARES 124 Ridge Road Ridge, NY 11961, 1/2, 12, 112, 17, ODD, All Season-Floated Week/Floated Unit, 13017/1027, 2021 & 2023; July 19, 26, 2024 24-01029K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-1826 Division Probate IN RE: ESTATE OF MILDRED L. LOPEZ Deceased.

The administration of the estate of Mildred L. Lopez, deceased, whose date of death was May 11, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: /s/ Miguel A. Lopez Miguel A. Lopez

350 East Echo Street Lake Alfred, Florida 33850

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

July 19, 26, 2024 24-01020K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No.: 24CP-2228 IN RE: ESTATE OF MARY G. DIALS, Deceased SSN: XXX-XX-9828

The administration of the estate of MARY G. DIALS, a/k/a MARY PUMPHREY DIALS, deceased, whose date of death was January 13, 2024, and whose Social Security Number is XXX-XX-9828, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is the 19th day of July, 2024. Signed on this 17th day of July, 2024.

Personal Representative: Martha Pumphrey Johnson

2240 Lake Holloway Blvd. Lakeland, FL 33801

Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258

P.O. Box 1397 Lakeland, FL 33802-1397

Telephone: (863) 688-0741 Fax#: (863) 688-0472

Primary email: mlajlaw@tampabay.rr.com

July 19, 26, 2024 24-01043K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP0016480000XX
IN RE: ESTATE OF
VIRGINIA G. BLANTON, A/K/A
VIRGINIA BLANTON
Deceased.

The administration of the estate of Virginia G. Blanton, A/K/A Virginia Blanton, deceased, whose date of death was February 29, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

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

Personal Representative:
Steven A. Thedford
15589 95th Ln. N

West Palm Beach, Florida 33412
Attorney for Personal Representative:
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398

Pippen Law Group, PLLC
1920 East Bay Dr.
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attypip.com
Secondary E-Mail: Suzie@attypip.com
July 19, 26, 2024 24-01019K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-001834-0000-XX
IN RE: ESTATE OF
BARBARA COLLIER CASON
Deceased.

The administration of the estate of Barbara Collier Cason, deceased, whose date of death was January 17, 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 curator and the curator's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

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

Curator:
Raymond W. Hancock
2131 Lakeview Drive, Unit 1200
Sebring, Florida 33870

Attorney for Curator:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mtturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
July 19, 26, 2024 24-01045K

--- PUBLIC SALES ---

FIRST INSERTION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors ("Board") of the Peace Creek Village Community Development District ("District") and the Auditor Selection Committee ("Audit Committee") will hold a Regular Meeting and an Audit Committee Meeting on August 1, 2024 at 1:00 p.m., at the Lake Alfred Public Library, 245 N. Seminole Avenue, Lake Alfred, Florida 33850. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any and all business which may properly come before it.

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
July 19, 2024

24-01024K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.:
2024CA-001482-0000-00

U.S. BANK NATIONAL
ASSOCIATION,
Plaintiff,

vs.
RAMON BENITEZ RIVERA, et al.,
Defendants.

TO: RAMON BENITEZ RIVERA
1025 N NEW YORK AVE, LAKE-
LAND, FL 33805
YEIDY ALVAREZ
1025 N NEW YORK AVE, LAKE-
LAND, FL 33805

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

LOT 7, BLOCK 19, MAP OF RESUBDIVISION OF MCRAE & BRYANT'S SECOND ADDITION TO LAKELAND, FLORIDA, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 99, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, COR-

AL SPRINGS, FL 33310 on or before 8-19-24, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

WITNESS my hand and the seal of this Court this 11th day of July, 2024.

STACY M. BUTTERFIELD, CPA
As Clerk of the Court
(SEAL) By /s/ Ashley Saunders
As Deputy Clerk

De Cubas & Lewis, P.A.,
Attorney for Plaintiff,
PO BOX 5026,
CORAL SPRINGS, FL 33310
24-01123
July 19, 26, 2024 24-01027K

--- ACTIONS / SALES ---

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. 2023CA005531000000
MILL CITY MORTGAGE LOAN
TRUST 2017-2, WILMINGTON
SAVINGS FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST AS
TRUSTEE,
Plaintiff, vs.

KEVIN S. WARREN, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 13, 2024 in Civil Case No. 2023CA005531000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MILL CITY MORTGAGE LOAN TRUST 2017-2, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE is Plaintiff and Kevin S. Warren, 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 13th day of August, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 145, Citrus Highlands Phase IV, according to the map or plat thereof as recorded in Plat Book

88, Page 45, of the Public Records of Polk County, Florida. Together with a 1994 26x48 Chandler Mobile Home bearing VIN #s GAFLR05A22267CW and GAFLR05B22267CW and including all existing furniture and furnishings.

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-05672FL
July 19, 26, 2024 24-01038K

FIRST INSERTION

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

CASE NO. 2023CA004847000000
ADVANTA IRA SERVICES, LLC
FBO IRA #8006970 OBO NEIL
PAULSON, Sr.,
Plaintiff, vs.

PAUL NASH A/K/A PAUL
ANTHONY NASH, et al.,
Defendant.

To: SUSAN EBEL SUSAN EBEL A/K/A SUSAN W. EBEL A/K/A SUSAN WHITNEY EBEL
165 WADE ST. APT B
BRIDGEPORT, CT 06604
UNKNOWN SPOUSE OF SUSAN EBEL A/K/A SUSAN W. EBEL A/K/A SUSAN WHITNEY EBEL
165 WADE ST. APT B
BRIDGEPORT, CT 06604

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 210, WATERSONG PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGE(S) 45-52 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written

defenses, if any, to it on Curtis Wilson, Esq., McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 8-19-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 11th day of July, 2024.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Ashley Saunders
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-08903FL
July 19, 26, 2024 24-01028K

FIRST INSERTION

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

CASE NO. 2023CA006427000000
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.

HOK M MUI, et al.,
Defendant.

To: HOK M MUI, 416 SAPPHERE DRIVE, DAVENPORT, FL 33837
EVELYN MUI, 416 SAPPHERE DRIVE, DAVENPORT, FL 33837
LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:
LOT 110, GOLDEN RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE(S) 24 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155,

Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 7-22-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 12 day of June, 2024.

CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: /s/ Carolyn Mack
Deputy Clerk

MCCALLA RAYMER LEIBERT
PIERCE, LLC
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
23-08054FL
July 19, 26, 2024 24-01016K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001645
IN RE: ESTATE OF
CHRISTINE ROCA
Deceased.

The administration of the estate of Christine Roca, deceased, whose date of death was November 7, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer #CC-4 Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
Reis Mary Roca
511 Eaglecrest Dr.

Haines City, Florida 33844-7758
Attorney for Personal Representative:
FAMILY FIRST FIRM
Counsel for Petitioner

/s/ Jeanette Mora
Beth Roland
Florida Bar Number: 103674
Jeanette Mora
Florida Bar Number: 296735
1030 W. Canton Avenue, Suite 102
Winter Park, Florida 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
E-Mail: jeanette.mora@fff.law
Secondary E-Mail:
probate@familyfirstfirm.com
July 19, 26, 2024 24-01040K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-001773-0000-XX
IN RE: ESTATE OF
STANLEY LEON BINDER,
a/k/a Stanley L. Binder,
Deceased.

The Administration of the Estate of Stanley Leon Binder, deceased, whose date of death was March 10, 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 de-

mands against decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:
Neil E. Binder
181 Pleasant Street Apt 11

Malden, Massachusetts 02148
Attorney for Personal Representative:
Cyrus Malhotra
Florida Bar No: 0022751
THE MALHOTRA LAW FIRM P.A.

Attorneys for Petitioner
3903 Northdale Blvd.,
Suite 100E
Tampa, FL 33624
Telephone: (813) 902-2119
Fax Number: (727) 290-4044
E-Mail:
filings@FLprobatesolutions.com
Secondary:
cortney@FLprobatesolutions.com
July 19, 26, 2024 24-01044K

FIRST INSERTION

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

CASE NO.: 2023-CA-005179
WILLIAM'S PRESERVE
HOMEOWNERS ASSOCIATION,
INC., a Florida not-for-profit
corporation,
Plaintiff, vs.

JHON L. CARILLO, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in

favor of the Plaintiff dated the 8th day of July, 2024, entered in Case No.: 2023-CA-005179, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 22nd day of August, 2024, the following described property as set forth in the Summary Final Judgment, to wit:
Lot 255, William's Preserve Phase II-B, according to the map or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the

Public Records of Polk County, Florida.

Property Address: 711 Benjamin Trail, Davenport, FL 33837

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date 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, (863) 534-4686, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

/s/ Lisa Acharekar
Lisa Acharekar, Esq.
Florida Bar No. 0734721
Martell & Ozim, P.A.
213 S. Dillard St.,
Suite 210
Winter Garden, FL 34787
(407) 377-0890
Email: lcrowley@martellandozim.com
Attorney for Plaintiff
July 19, 26, 2024 24-01037K

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email legal@businessobserverfl.com



--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002312000000

Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 on or before August 16, 2024 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

Plaintiff, vs. UNKNOWN HEIRS OF BENICE CAJUSTE, ET AL. Defendants To the following Defendant(s): UNKNOWN HEIRS OF BENICE CAJUSTE (CURRENT RESIDENCE UNKNOWN)

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

LOT 46, OF ROSEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, AT PAGE 3, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1060 30TH ST NW, WINTER HAVEN FLORIDA 33881

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, PLLC,

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

WITNESS my hand and the seal of this Court this 10 day of August, 2024

Stacy M. Butterfield POLK COUNTY CLERK OF COURT (SEAL) By /s/ Asuncion Nieves As Deputy Clerk

VAN NESS LAW FIRM, PLLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19724-24/cam July 19, 26, 2024 24-01017K

FIRST INSERTION

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

CASE NO.: 2023-CA-004593 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NANCY SAMPLES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated June 25, 2024, and entered in Case No. 2023-CA-004593 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Nationstar Mortgage LLC, is the Plaintiff and Nancy Samples, Beneficial Florida Inc, Household Finance Corporation III, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 9, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

THE WEST 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: BEGING AT THE SE CORNER OF THE SW 1/4 OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 26 EAST, RUN NORTH 1925.40 FEET; THENCE WEST 287.5 FEET TO THE POB, CONTINUE WEST 272.50 FEET; THENCE SOUTH 330.0 FEET; THENCE EAST 240.00 FEET; THENCE NORTH 300.00 FEET; THENCE EAST 32.50 FEET; THENCE NORTH 30.00 FEET TO THE POB. SUBJECT TO EASEMENT OVER THE NORTH 30.00 FEET AND THE WEST 25.00 FEET FOR ROAD PURPOSES. ALL PROPERTY LINE

RELATIVE TO BOUNDARIES ON THE SW 1/4 OF SAID SECTION.

TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND APPURTENANCE THERETO, DESCRIBED AS A 1970 SINGLE-WIDE PALM REGN MOBILE HOME, TITLE NUMBERS: 4803252; VIN NUMBERS: VIP60120433.

A/K/A 281 ELM ST BARTOW FL 33830

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

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

Dated this 11 day of July, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 23-001658 July 19, 26, 2024 24-01013K

FIRST INSERTION

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

POLK COUNTY CIVIL DIVISION Case No. 53-2023-ca-006139 Division 15

FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF CYNTHIA ARNETTA SANDERS, DECEASED, YOLANDA SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, WALTER JAMES SANDERS, JR., AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, PATRICE SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, PATRICK SANDERS, AS KNOWN HEIR OF CYNTHIA ARNETTA SANDERS, DECEASED, FLORIDA HOUSING FINANCE CORPORATION, CITY OF LAKELAND, FLORIDA, UNKNOWN SPOUSE OF YOLANDA SANDERS, UNKNOWN SPOUSE OF WALTER JAMES SANDERS, JR., UNKNOWN SPOUSE OF PATRICE SANDERS, UNKNOWN SPOUSE OF PATRICK SANDERS, CLERK OF COURTS, POLK COUNTY, FLORIDA, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 28, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as: LOT 22, LAKE RIDGE, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1152 N VIRGINIA AVE, LAKELAND, FL 33805; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on August 13, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

AMERICANS WITH DISABILITY ACT

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

Dated this July 16, 2024 By: /s/ William Noriega William Noriega Attorney for Plaintiff Invoice to: William Noriega (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F078950/2322579/CMP July 19, 26, 2024 24-01035K

FIRST INSERTION

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

53-2023-CA-004632-000000

Atomic Loans, LLC, Plaintiff, v.

Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, Unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown Tenant, Defendants.

NOTICE IS HEREBY GIVEN that pursuant to Summary Final Judgment entered on July 10, 2024 in CASE NO. 2023-CA-004632 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, Atomic Loans, LLC and Defendants Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown Tenant that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on September 10, 2024 at www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit: THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 13, TOWNSHIP 28 SOUTH,

RANGE 27 EAST, OF POLK COUNTY, FLORIDA.

PARCEL ID: 27-28-13-000000-022110

Address: 1890 Tyner Road, Haines City, Florida 33844

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.

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 WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. DATED THIS 17 day of July 2024. /s/ William A. Treco William A. Treco, Esquire Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 954-565-3231 william@teppstreco.com Florida bar No: 89409 July 19, 26, 2024 24-01047K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA001658000000

CITIZENS BANK, N.A., Plaintiff, VS. QAWI SMITH; et al., Defendant(s).

TO: Qawi Smith Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 TO: Urvella Smith a/k/a Urvella Pierre Louis Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 TO: Unknown Tenant #1 Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844 TO: Unknown Tenant #2 Last Known Residence: 438 Hammerstone Avenue Haines City, FL 33844

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in POLK COUNTY, Florida: LOT 164, STONEWOOD CROSSING PHASE I, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE

PIITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 8-19-24, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 7-11-, 2024. As Clerk of the Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk

ALDRIDGE PIITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1454-1052B Ref# 8441 July 19, 26, 2024 24-01034K

FIRST INSERTION

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

Case No: 2023CA-006890

L&L HOLDINGS AND VENTURES LLC, a Florida limited liability company; Plaintiff, vs.

XZ CONSTRUCTION INC., a dissolved Florida profit corporation, Defendant,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in the Mortgage Foreclosure dated June 28, 2024, and entered in Case No. 2023CA-006890, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. L&L HOLDINGS AND VENTURES LLC is the Plaintiff and XZ CONSTRUCTION INC. is the Defendant. Stacy M. Butterfield, Clerk of the Circuit Court for Polk County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose.com, at 10:00 AM EST on the 13th day of August, 2024, the following described property as set forth in said Final Judgment, to wit: Lot 17, Block B, SANHEATH, according to the plat thereof recorded in Plat Book 39, Page 50, of the Public Records of Polk County, Florida, lying in Section 13, Township 29 South, Range 25

East, Polk County, Florida. to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 9TH day of JULY, 2024.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim 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 9th day of July, 2024. Respectfully submitted, /s/ Michael Steffen Michael Steffen, Esq. (FBN: 1018210) Michael Steffen, P.A. 314 S Missouri Ave #201, Clearwater, FL 33756 (T): (727) 420-2839 (E): Michael@steffenpa.com July 19, 26, 2024 24-01039K

FIRST INSERTION

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

Case No. 2024CA000166

Division: 15

SOUTHWEST AIRLINES FEDERAL CREDIT UNION Plaintiff, vs.

WILLIAM J WHEELER, UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 28, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 6, BLOCK 3137, PONCIANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, OF THE PUBLIC REOCRDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1033 SABINE PL, KISSIMMEE, FL 34759; including the building, appurtenances, and fixtures located therein, at public

sale at 10:00 A.M., on-line at www.polk.realforeclose.com on August 13, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

AMERICANS WITH DISABILITY ACT

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

Dated: July 11, 2024 By: /s/ Laura E. Noyes Laura E. Noyes Attorney for Plaintiff Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328062/2324059/wll July 19, 26, 2024 24-01015K

FIRST INSERTION

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

CASE NO.: 53-2023-CA-004385

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

MELISSA LYNETTE FLORES AKA MELISSA L. FLORES, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated June 26, 2024, and entered in Case No. 53-2023-CA-004385 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which U.S. Bank National Association, is the Plaintiff and Melissa Lynette Flores, Poinciana Village Eight Association, Inc., Association of Poinciana Villages, Inc., Unknown Party #1 N/K/A John Doe, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the August 9, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 2, BLOCK 824, OF POINCIANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGES

29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 2004 BEGONIA WAY POINCIANA FL 34759

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 11 day of July, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Swosinski Florida Bar #96533 Justin Swosinski, Esq. CT - 23-003581 July 19, 26, 2024 24-01014K

FIRST INSERTION

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

CASE NO.: 2022-CA-002225

FLAGSTAR BANK, N.A., Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH NORMAN PIERCE, II, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 19, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 21, SOLIVITA PHASE 7F, according to the map or plat thereof as recorded in Plat Book 161, Page 7-10, Public Records of Polk County, Florida. Property Address: 145 Palazzo Lane, Poinciana, FL 34759 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, 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 17th 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 OFF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 19, 26, 2024 24-01046K

SAVE TIME legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE Business Observer

What makes public notices in newspapers superior to other forms of notices? Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No.: 2024CA001125000000
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff, v. PEDRO MORENO RODRIGUEZ; UNKNOWN SPOUSE OF PEDRO MORENO RODRIGUEZ; ANNA MELENDEZ VELASQUEZ; UNKNOWN SPOUSE OF ANNA MELENDEZ VELASQUEZ; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE EIGHT ASSOCIATION,

INC.; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THE CLERK OF THE 10TH JUDICIAL CIRCUIT FOR POLK COUNTY, FLORIDA; GOODLEAP, LLC; AQUA FINANCE, INC.; MIDLAND CREDIT MANAGEMENT, INC.; 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.

To the following Defendant(s):
PEDRO MORENO RODRIGUEZ (RESIDENCE UNKNOWN) and
UNKNOWN SPOUSE OF PEDRO MORENO RODRIGUEZ (RESIDENCE UNKNOWN) and
ANNA MELENDEZ VELASQUEZ (RESIDENCE UNKNOWN) and
UNKNOWN SPOUSE OF ANNA MELENDEZ VELASQUEZ (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOT 11, BLOCK 811, POINCI-

ANA NEIGHBORHOOD 2, VILLAGE 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGE(S) 29 THROUGH 43, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 261 Hyacinth Ct., Poinciana, FL 34759
has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before 8-19-24, a date which is within thirty (30) days after the

first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
This notice is provided pursuant to Administrative Order No. 2.065.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 11th day of July, 2024.
Stacy M. Butterfield
As Clerk of the Court
(SEAL) By /s/ Ashley Saunders
As Deputy Clerk
Kelley Kronenberg,
Attorney for Plaintiff,
10360 West State Road 84,
Fort Lauderdale, FL 33324
July 19, 26, 2024 24-01036K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP001764000XX
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 representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is 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 ---

SECOND 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.

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is July 12, 2024.
Personal Representative:
DIEDRE HANSON
2490 Shoff Lane
Melbourne, Florida 32940
Attorney for Personal Representative:
PIERRE 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@mommerscolombo.com
Secondary E-Mail:
Sherill@mommerscolombo.com
July 12, 19, 2024 24-01008K

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

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOTE FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is: July 12, 2024.
KAYLEE CAGLE Petitioner
SOUTHERN ATLANTIC LAW GROUP, PLLC
Lydia Sturgis Zbrzezni, Esq.
Florida Bar No. 98181
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Lydia@southernatlanticlaw.com
Attorneys for
Personal Representative
July 12, 19, 2024 24-00986K

District Manager
July 12, 19, 2024 24-00983K

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-005957
LAKEVIEW LOAN SERVICING, LLC, 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, 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 24-00996K

SECOND 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 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:
/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
July 12, 19, 2024 24-01005K

District Manager
July 12, 19, 2024 24-00982K

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20240719_VB

--- ACTIONS / SALES ---

SECOND 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, LLC,
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 33881

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

LOT(S) 465, LAKESIDE LANDINGS PHASE ONE, ACCORDING TO THE PLAT AS RECORDED 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 HOMEOWNERS ASSOCIATION, INC., Unknown Occupant 1, Unknown Occupant 2, GABRIELLE SELTZER VEGA MINOR CHILD IN THE CARE OF HER MOTHER AND NATURAL

GUARDIAN MICHELLE SELTZER and JULIAN SELTZER VEGAA MINOR CHILD IN THE CARE OF HIS MOTHER AND NATURAL GUARDIAN 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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

SECOND INSERTION

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

Case #: 2019CA004953000000
DIVISION: II
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

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 Judgment, to-wit:

LOT 7, IN BLOCK 21, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 notification 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 24-00994K

SECOND INSERTION

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

532023CA006776000000
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff,

vs.
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 SERVICING 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 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, 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 prop-

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

LOT 138, ORCHID GROVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE(S) 10 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED 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 / TMI
July 12, 19, 2024 24-00992K

SECOND 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

Plaintiff(s) VS.
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
PARTY 3, UNKNOWN PARTY 4,
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, Florida, described as:

LOT 222 OF RIDGE AT HIGHLAND MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 164, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

Property Address: 942 FALLOH 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 26th day of June, 2024.

STACY M. BUTTERFIELD, CPA
Clerk of the Circuit Court
Drawer CC-12, P.O. Box 9000
Bartow, Florida 33831-9000
(SEAL) By: /s/Carolyn Mack
Deputy Clerk
July 12, 19, 2024 24-00980K

SECOND INSERTION

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

CASE NO. 2022CA001858000000
FBC MORTGAGE, LLC,
Plaintiff, vs.
KATIE ANN STUDDARD, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 17, 2024 in Civil Case No. 2022CA001858000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein FBC MORTGAGE, LLC is Plaintiff and KATIE ANN STUDDARD, 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 1st day of August, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 13, DINNER LAKE SHORES PHASE ONE, ACCORDING TO THE MAP OR 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 entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07799FL
July 12, 19, 2024 24-00985K

SECOND INSERTION

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

532022CA002824000000
MIDFIRST BANK
Plaintiff, v.
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 entered 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 RECORDED 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.

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

Dated at St. Petersburg, Florida this 1st day of July, 2024.
eXL Legal, PLLC
Designated Email Address:
efiling@exlegal.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

SECOND INSERTION

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

CASE NO. 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 JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein LOANDEPOT.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, to-wit:

Lot 127, Lucerne Park Reserve, according to the plat thereof as recorded in Plat Book 176, Pages 43-49, of the Public Records of

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

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-05854FL
July 12, 19, 2024 24-00979K

SAVE
TIME



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

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

FLORIDA'S NEWSPAPER FOR THE C-SITE
Business
Observer

SECOND 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.solterresortcdd.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

SECOND INSERTION

NOTICE OF
FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR POLK
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.

2024CA000039000000
FREEDOM MORTGAGE
CORPORATION,
Plaintiff, vs.

WINSTON ERROL HAYNES A/K/A
W. HAYNES, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 20, 2024 in Civil Case No. 2024CA000039000000 of the Circuit Court of the TENTH JUDICIAL 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 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 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 the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

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

By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-08781FL
July 12, 19, 2024 24-01003K

--- ACTIONS / SALES ---

SECOND INSERTION

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:
53-2024-CA-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 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 RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF AUBURN LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF ASSESSMENTS HEREIN DESCRIBED, 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

to undertake the Capital Improvement 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 benefited 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:

NOW, THEREFORE,
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 proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint.

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-000266**
LAKEVIEW LOAN SERVICING, 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'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, 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 24-00995K

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-006758**
PENNYMAC LOAN SERVICES, LLC, 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 Records of Polk County, Florida.
Property Address: 2203 Victoria Drive, Davenport, FL 33837
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, 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 24-00997K

PLEASE TAKE FURTHER NOTICE 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:
To appear via video, click the link below.
Click here to enter Polk Civil Division 07 Virtual Courtroom Or
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/virtual-courtroom-links/polk-civil>

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

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 this cause.

NOTICE REGARDING REMOTE PARTICIPATION OPTIONS FOR PARTICIPATION

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
Case No. **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 RECORDED 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 PUBLISHED ONCE A WEEK FOR TWO (2) 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
July 12, 19, 2024 24-00993K

THIRD 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 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. **2023CA006522000000**
LONGBRIDGE FINANCIAL, LLC, Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SUSIE SIMMONS, DECEASED, et al. Defendant(s).

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, GRANTEEES, 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 Final Judgment, to wit:

SECOND INSERTION

NOTICE OF ACTION
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
Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 2, BLOCK "E", SYLVESTER 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. 2065.

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

WITNESS my hand and the seal of this Court this 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
July 12, 19, 2024 23-01012K

LOT 5, BLOCK F, VALENCIA HILLS SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 34, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1105 VALENCIA 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

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-000636**
LAKEVIEW LOAN SERVICING, LLC, 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 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 3rd 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
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 12, 19, 2024 24-00981K

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- PUBLIC SALES ---

SECOND 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 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.

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.

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 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.

Table with 5 columns: Land Use, Total # of Units/Acres, ERU Factor, Proposed Maximum Principal Per Unit, Proposed Maximum Annual Assessment Per Unit. Rows include Single Family 42', 52', 62', and 70'.

* 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.

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.

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.

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.

CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CEDAR CROSSINGS COMMUNITY DEVELOPMENT DISTRICT DECLARING 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 PUBLICATION 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 special-purpose 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"); and

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 IMPROVEMENTS. 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 IMPROVEMENTS, 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 ("Estimated Cost").

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.

C. The manner in which the Assessments shall be apportioned and paid is set forth 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.

SECTION 5. DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS 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:

Table with 2 columns: DATE, TIME, LOCATION. Details: August 8, 2024, 11:00 a.m., 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 District Secretary.

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 its adoption.

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
July 12, 19, 2024

24-01009K

--- ESTATE ---

SECOND 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 ROWLAND, deceased, 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, Bar-

tow, Florida 33831-9000.
The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
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@virtualawoffice.com
Secondary Email: mlr@virtualawoffice.com
July 12, 19, 2024 24-01004K

Q&A
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.