Public Notices



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

JULY 26 - AUGUST 1, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION WESTVIEW SOUTH COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Westview South Community Development District ("District") will hold a public hearing 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 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"),

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (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) / 1-800-955-8771 (TTY 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 26, 2024

24-01061K

FIRST INSERTION

SPRINGS AT LAKE ALFRED COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("Board") of the Springs at Lake Alfred Community Development District ("District") will hold a public hearing as follows:

DATE: August 15, 2024

TIME: 5:00 p.m. LOCATION: Lake Alfred Public Library

245 N. Seminole Avenue

Lake Alfred, Florida 33850
The purpose of the hearing is to receive comments on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025. 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, 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 $District \`s\ website\ at\ https://springsatlakeal fred cdd.net.$

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

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 (Γ TY) / 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 $% \left\{ 1\right\} =\left\{ 1$ 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 26, 2024

24-01064K

FIRST INSERTION

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

The Board of Supervisors (the "Board") of the Golden Lakes Community Development District (the "District") will hold a public hearing and a meeting on August 6, 2024, at 5:30 p.m. at Club at Eaglebrooke located at 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

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

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

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

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

Michael Perez District Manager

July 26, 2024 24-01063K

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting https://www. citycentercdd.org/, or may be obtained by contacting the District Manager's office via phone at (321) 263-0132, extension 193.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone. The public may attend the meeting at the Ramada Inn or by conference line. Please check the District's website at https://www. citycentercdd.org/ prior to the public hearing/meeting date for the call in number in order to attend via the conference line.

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

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

David McInnes District Manager July 26, 2024

24-01062K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order.

SALE DATE: AUGUST 26, 2024 THE SECRET COLLISION CENTER 3411 RECKER HWY 2008 MITS JA3AU86U18U010220 \$3,987,57 SUPERIOR AUTO TECH 909 N MASSACHUSETTS AVE, 1986 HD 1HD1BJL10GY017609 \$3288.59 JAMIES COLLISION CENTER 2801 US HWY 17-92 W 2019 TOYT 5YF-BURHE4KP882767 \$3831.27

July 26, 2024 24-01083K

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 KMI SERVICES located at 3850 Anchuca Dr., Ste. 14 in the City of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Talla-

Dated this 23rd day of July, 2024. Korev McGee

Korey McGee LLC

July 26, 2024 24-01087K

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that, Jonelle Butler, desiring to engage in business under the fictitious name of One Click Notary located at 924 Morning Star Drive, Lakeland FL 33810 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.

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 Jin's Art Florida located at 2736 Derbyshire Ave in the City of Lakeland, Polk County, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 19th day of July, 2024. Jin Hui Williams July 26, 2024

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name of Le Paw Design located at 751 Campo Ln, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 23rd day of July, 2024. LE PAW SPA MOBILE PET GROOMING, LLC

July 26, 2024

24-01093K

FIRST INSERTION Notice To Creditors
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-2164 IN RE: ESTATE OF CHARLES R O'DONNELL a/k/a ROBERT O'DONNELL

Deceased.

The administration of the estate of Charles R O'Donnell, deceased, whose date of death was February 9, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division. the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 26, 2024.

Personal Representative: **Debra N. Meyer** 695 Bloody Gulch Rd

Dixon, Illinois 61021 Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law, andrew@oram.law

July 26; August 2, 2024 24-01057K

--- ESTATE / ACTIONS---

FIRST INSERTION

NOTICE OF ACTION -MORTGAGE FORECLOSURE IN THE CIRCUIT COURT FOR THE

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

Case No.: 2024-CA-001351 HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CELESTE R. TORRES. DECEASED; CARLOS GARCIA; DONOVAN TORRES: NIKO TORRES: ISIAH TORRES: FRANKIE TORRES; NICOLE CARMICHAEL; MARKUS VAZQUEZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT: ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKOWN TENANT 1,

Defendants.TO: THE UNKNOWN HEIRS, DE-VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIM-ING BY, THROUGH, UNDER OR AGAINST CELESTE R. TORRES, DE-CEASED

Whose Residences are: Unknown Whose last Known Mailing Addresses are: Unknown

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

LOT 14, BLOCK 1601, VILLAGE 3, NEIGHBORHOOD 2, POIN-CIANA, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 54, PAGES 12 THROUGH 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

302 Clearwater Ln., Kissimmee, FL 34759

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 1228 E 7th Ave, Suite 100, Tampa, FL 33605, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Default Date: August 19, 2024 NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830. (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifica-tion if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 12 day of July, 2024.

STACY M. BUTTERFIELD CLERK OF CIRCUIT COURT (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Jeffrey C. Hakanson, Esq. McIntyre|Thanasides 1228 E 7th Ave, Suite 100 Tampa, FL 33605 813-223-0000 July 26; August 2, 2024 24-01080K

FIRST INSERTION

Notice To Creditors IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-2214 IN RE: ESTATE OF ROBERT LEE NEWBERRY

Deceased.

The administration of the estate of Robert Lee Newberry, deceased, whose date of death was May 1, 2024, 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.

and other persons having claims or de-

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

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

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

The date of first publication of this notice is: July 26, 2024.

Personal Representative: Robert Lee Newberry, Jr. 4203 Country Club Rd S

Winter Haven, Florida 33881 Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law, andrew@oram.law July 26; August 2, 2024 24-01058K

FIRST INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 2397 IN RE ESTATE OF ROBERT ALBERT BERESFORD.

Deceased The administration of the Estate of ROBERT ALBERT BERESFORD,

deceased, whose date of death was June 9, 2024, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

The 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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this Notice

is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

Publication of this Notice first occurred on July 26, 2024.

ALICE BENNETT

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

July 26; August 2, 2024 24-01056K

--- PUBLIC SALES ---

POLK COUNTY

FIRST INSERTION

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL AS SESSMENTS, 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 Lakeside Preserve Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 21, 2024 TIME: 11:30 a.m.

LOCATION: Heritage Baptist Church 4202 Pipkin Creek Road Lakeland, Florida 33811

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 2025"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, 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 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. Pursuant to Section 170.07, Florida Statutes, 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:

Lot Type*	Total # of Units	ERU Factor	Current Annual O&M Assessment	Proposed Annual O&M Assessment (October 1, 2024 - Sep- tember 30, 2025)**	Change in Annual Dol- lar Amount
Phase 1 - platted	135	1.0	\$724.81	\$996.81	\$272
Phase 2 - platted	291	1.0	\$316.31	\$996.81	\$680.50
Phase 3 - unplat- ted	7	0.5	\$316.13	\$498.41	\$182.28

he proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County 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 assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2025.

For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. 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. The District's decision to collect assessments on the 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 hearings and meeting may be obtained at the offices of the District Manager, located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, Ph. (407) 723-5900 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members 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.

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.

District Manager



RESOLUTION 2024-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIRE-MENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Lakeside Preserve Community Development District ("District") prior to June 15, 2024, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMU-

 $1.\ PROPOSED\ BUDGET\ APPROVED.\ The\ Proposed\ Budget\ prepared\ by\ the\ District\ Manager\ for\ Fiscal\ Year\ 2024/2025$ attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget. 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

> HOUR LOCATION:

August 21, 2024 11:30 a.m. Heritage Baptist Church 4202 Pipkin Creek Rd

Lakeland FI 33811 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Lakeland and Polk County at least 60 days prior to the

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set

forth in Section 2, and shall remain on the website for at least 45 days. 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law. 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the valid-

ity or enforceability of the remaining portions of this Resolution, or any part thereof. 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption. PASSED AND ADOPTED THIS 15TH DAY OF MAY 2024.

DEVELOPMENT DISTRICT s/ J. Gaarlandt_

July 26; August 2, 2024

Secretary

LAKESIDE PRESERVE COMMUNITY

By:_/s/ L. Saunders Its:_Chairperson

24-01065K

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Leomas Landing Community Development District

The Board of Supervisors (the "Board") of the Leomas Landing Community Development District (the "District") will hold a oublic hearing and a meeting on August 19, 2024, at 12:00 p.m. at the Holiday Inn Express North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809.

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 will be also b may consider any other business that may properly come before it.

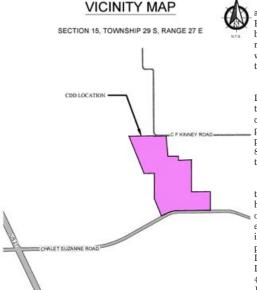
A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2days before the meeting www.leomascdd.org, or may be obtained by contacting the District Manager's office via email at Larry@ breezehome.com or via phone at 813-565-4663.

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.

Lot Width	Lots	ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'-45	131	0.80	\$1,405	\$184,045	\$1,494.60	\$195,793
50'-55'	137	1.00	\$1,756	\$240,593	\$1,868.25	\$255,950
TOTAL	268			\$424,638		\$451,743

The O&M Assessments (in addition to debt assessments, if any) will appear on the 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. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.



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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

District Manager 4888-0434-3235, v. 1 July 26, 2024

24-01077K

--- SALES ---

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. 2023CA004229000000 Division 07

MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, D/B/A RP FUNDING FORMERLY KNOWN AS R P FUNDING, INC. Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KATHRYN BONANNO, DECEASED: DAWN HEBEIN, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; KATHRYN KRONCHER, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; CHRISTINA KHAN, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; VALERIE NORTON, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; SALVATORE BONANNO, JR., AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED, UNKNOWN SPOUSE

KRONCHER; UNKNOWN SPOUSE OF CHRISTINA KHAN; UNKNOWN SPOUSE OF VALERIE NORTON; UNKNOWN SPOUSE OF SALVATORE BONANNO, JR., AND UNKNOWN TENANTS/ OWNERS,

Defendants.
Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 11, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 5 OF UNRECORDED JUNIPER SUBDVISION, MORE PARTICULARLY DESCRIBED AS; THE SOUTH 90 FEET OF THE NORTH 1262.22 FEET OF THE EAST 230 FEET OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS 30 FEET FOR THE THE EAST

ROAD RIGHT OF WAY. and commonly known as: 6345 HATCHER RD, LAKELAND, FL 33811; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on September 27, 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 19, 2024 / William William Noriega Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327486/2218144/wll July 26; August 2, 2024 24-01068K

--- ESTATE---

FIRST INSERTION

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

OF DAWN HEBEIN; UNKNOWN

SPOUSE OF KATHRYN

IN AND FOR POLK COUNTY, FLORIDA PROBATE DÍVISION

CASE NUMBER: 2022-CP-004533 IN RE: ESTATE OF WALTER CORY BODWIN

Deceased.

The administration of the Estate of Walter Cory Bodwin, whose date of death was December 6, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate CC-4, P.O. Box 9000, Bartow, FL 33831-9000, The names and address of the personal representative and personal representative's attorney are set forth below. ALL INTÉRESTED PERSONS ARE

NOTIFIED THAT: All persons on whom this notice is

served who have objections that chal-

lenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER 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 the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent

and persons having claims or demands against the decedent's estate must file their claims with the Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS DEMANDS AND OB-

JECTIONS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is July 26, 2024.

Persons giving Notice: SYLVIA MARTINEZ, Personal Representative

c/o 2033 Main Street, Suite 404 Sarasota, Florida 34237

C. Ted French, Esq.
Attorney for Personal Representative Florida Bar No 173400 2033 Main Street, Suite 404 Sarasota, Florida 34237 (941) 955-0908 - phone ted@tedfrench.org July 26; August 2, 2024 24-01071K

--- ESTATE---

FIRST INSERTION

NOTICE TO CREDITORS POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO.:

532024CP0016240000XX IN RE: ESTATE OF DOLORES AUDREY POIRIER RUSTICUS a/k/a DOLORES A. POIRIER-RUSTICUS, a/k/a DOLORES POIRIER RUSTICUS, a/k/a DOLORES A. POIRIER, a/k/a DOLORES AUDREY POIRIER a/k/a DELORES POIRIER a/k/a DOLORES POIRIER RUSTICU

Deceased

The administration of the estate of DOLORES AUDREY POIRIER RUSTICUS, a/k/a DOLORES A. PO-IRIER-RUSTICUS, a/k/a DOLORES POIRIER RUSTICUS, a/k/a DOLO-RES A. POIRIER, a/k/a DOLORES AUDREY POIRIER, a/k/a DELO-RES POIRIER, a/k/a DOLORES PO-IRIER RUSTICU, deceased, whose date of death was January 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO box 9000, Bartow, Florida 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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

file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT 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 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

The date of first publication of this notice is July 26, 2024.

John Robert LaFleur, Personal Representative

33 Noblehurst Ave. Pittsfield, MA 01201 /s/ Christina Green Rankin Christina Green Rankin, Esquire FLA BAR 0651621 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 (727) 441-8813

Email: cgrankin@greenlawoffices.net July 26; August 2, 2024 24-01094K

FIRST INSERTION

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

CASE NO.: 2023-CA-006489 MIDFLORIDA CREDIT UNION, Plaintiff, v.

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

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

Defendants.

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

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

Parcel ID Number: 23-29-31-

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

will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on September 3, 2024, at 10:00 a.m.

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

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

DATE: July 23, 2024 Gregory A. Sanoba, Esquire Florida Bar No. 955930 Email: greg@sanoba.com Jose A. Morera II, Esquire Florida Bar No. 1019265 Email: ioe@sanoba.com THE SANOBA LAW FIRM 422 South Florida Avenue Lakeland, Florida 33801 Phone: (863) 683-5353 Fax: (863) 683-2237 Attorneys for Plaintiff July 26; August 2, 2024 24-01085K

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-001085-0000-XX PROBATE DIVISION IN RE: ESTATE OF PEGGY M. STEVENS,

Deceased. The administration of the estate of PEGGY M. STEVENS, 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-001085-0000-XX.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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 26, 2024.

Personal Representatives: Shannah M. Butcher

P.O. Box 1246 Polk City, FL 33868 Attorney for Personal Representatives: Mark E. Clements Attorney for Personal Representatives Florida Bar Number: 276774 Elder Law Firm of Clements & Wallace, PL $310 \to \mathrm{Main} \; \mathrm{St}$ Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com 2nd Eml:

July 26; August 2, 2024 24-01090K

jwolf@mclements.com

FIRST INSERTION

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

File Number: 24CP-001228 **Probate Division** IN RE: ESTATE OF JOHN ALAN ELLIS

Deceased.

The estate of John Alan Ellis, deceased, File Number 24CP-001228, is pending in the Circuit Court for Polk County, Florida, 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. The date of first publication of this notice is July

All creditors and those having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, upon whom a copy of this notice has been served are required to file their claims with the above named court within the later of 3 months after the date of the first publication of this notice or 30 days after the date of service of a copy of this notice on them.

All other creditors having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, are required to file their claims with the above-named court within 3 months after the date of

the first publication of this notice. ALL CLAIMS NOT SO FILED 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 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 ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211. Personal Representative /s/ Steven S. Warner Steven S. Warner

2005 West Lake Hamilton Drive

Winter Haven, FL 33881

/s/Krista Mahalak Krista Mahalak Florida Bar No. 78231 Attorneys for Petitioner Peterson & Myers, P.A. P.O. Box 7608 Winter Haven, FL 33883 Telephone (863) 294-3360 kmahalak@petersonmyers.com dhughes@petersonmyers.com Attorneys for Personal Representative July 26; August 2, 2024 24-01091K

FIRST INSERTION

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

53-2024-CP-002277-0000-XX Division 14 IN RE: ESTATE OF GARY W. LEIS **Deceased.**The administration of the estate of

Gary W. Leis, deceased, whose date of death was January 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4. Bartow, Florida 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

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

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

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 26, 2024.

Personal Representative: Jennifer L. Brown

185 Lake Tennessee Drive Auburndale, Florida 33823 Attorney for Personal Representative: L. Caleb Wilson Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A.

4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com July 26; August 2, 2024 24-01082K

FIRST INSERTION

NOTICE TO CREDITORS POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001533 IN RE: ESTATE OF DOUGLAS WELLBAUM Deceased.

The administration of the estate of Douglas Wellbaum, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 550 W Main St, Tavares, FL 32778. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 26, 2024.

Personal Representative: /s/ Terri Schiavello (Apr 22, 202414:18 EDT) Terri Schiavello 143 Black Bear Court Oakland, Maryland 21550

Attorney for Personal Representative: /s/Desiree Sanchez Desiree Sanchez, Attorney Florida Bar Number: 10082 Ronda Robinson, Esquire Florida Bar Number: 1045409 SANCHEZ LAW GROUP P.A. 605 E. Robinson Street, Suite 650 Orlando, FL 32801

Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail 1: desiree@sanchezlaw.com E-Mail 2: ronda@sanchezlaw.com E-Mail 3: maria@sanchezlaw.com July 26; August 2, 2024 24-01092K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 23-CP-001980 IN RE: ESTATE OF PAUL DYCZKOWSKI aka PAUL W. DYCZKOWSKI aka PAUL WALTER DYCZKOWSKI, Deceased.

The administration of the estate of Paul Dyczkowski aka Paul W. Dyczkowski aka Paul Walter Dyczkowski, deceased, whose date of death was August 31, 2021, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, Florida 33801. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 26, 2024.

Personal Representative: Amber Lynn Dyczkowski-Woelfel 47 Maple Avenue Apt. 2

Hamburg, New York 14075 Attorney for Personal Representative: Jeffrey A. Herzog, Attorney Florida Bar Number: 16089 LAW OFFICES OF JEFFREY A. HERZOG, P.A. 3106 Alternate US 19 Palm Harbor, Florida 34683 Telephone: (727) 789-4000 Fax: (727) 789-4002 E-Mail: service@jherzoglaw.com Secondary E-Mail: probate@jherzoglaw.com July 26; August 2, 2024 24-01081K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2227 **Division Probate**

IN RE: ESTATE OF CARLTON WYNGROVE MOSELEY a/k/a CARLTON W. MOSELEY Deceased.

The administration of the Estate of Carlton Wyngrove Moseley, deceased, whose date of death was April 16, 2024, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is July 26, 2024.

Personal Representative: Cheryl Payne Moseley 195 Monterey Street

Poinciana, Florida 34759 Attorney for Personal Representative: Andrew M. Berland, Esq. E-mail Addresses: andrew@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 July 26; August 2, 2024 24-01086K

FIRST INSERTION

NOTICE TO CREDITORS TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DÍVISION

CASE NUMBER: 2022-CP-02908 IN RE: ESTATE OF LETHA JANE SMITH

Deceased.

The administration of the Estate of Letha Jane Smith, whose date of death was February 4, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate CC-4, P.O. Box 9000, Bartow, FL 33831-9000. The names and address of the personal representative

and personal representative's attorney 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 jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER 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 three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

ALL CLAIMS DEMANDS AND OB-FOREVER BARRED.

The date of the first publication of this Notice is July 26, 2024.

Persons giving Notice: SYLVIA MARTINEZ. Personal Representative

c/o 2033 Main Street, Suite 404 Sarasota, Florida 34237 C. Ted French, Esq. Attorney for Personal Representative Florida Bar No 173400 2033 Main Street, Suite 404 Sarasota, Florida 34237 (941) 955-0908 - phone ted@tedfrench.org July 26; August 2, 2024 24-01070K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001924 IN RE: ESTATE OF HECTOR V. NEGRON

Deceased. The administration of the estate of Hector V. Negron, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 26, 2024.

Personal Representative: /s/ Hector Negron (Hector Negron June 21, 2024 15:36 EDT) Hector V. Negron, Jr.

1018 SW Calmar Ave. Port St. Lucie, Florida 34953 Attorney for Personal Representative: /s/Desiree Sanchez Desiree Sanchez, Esq. Florida Bar Number: 10082 Ronda Robinson Florida Bar Number: 1045409 SANCHEZ LAW GROUP PA 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail 1: desiree@sanchezlaw.com E-Mail 2: ronda@sanchezlaw.com E-Mail 3: maria@sanchezlaw.com

July 26; August 2, 2024 24-01059K

FIRST INSERTION

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

Case #: 532023CA000046000000 DIVISION: 4 U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust Plaintiff, -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of William Joseph Hutto a/k/a William J. Hutto, Deceased, and All Other Persons Claiming by and Through, Under, **Against The Named Defendant** (s); Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto; Anthony Michael Bennefield a/k/a Anthony M. Bennefield a/k/a Anthony Bennefield; Christopher L. Bennefield; Edward M. Bennefield a/k/a Edward Bennefield: Carl Matthew Hutto a/k/a Carl M. Hutto; Christine Anita Hutto a/k/a Christine A. Hutto a/k/a Christine Hutto a/k/a Christine H. Garcia; Unknown Spouse of Diana M. Gray a/k/a Diana M. Caul a/k/a Diana M. Hutto; Unknown Spouse of Anthony Michael Bennefield a/k/a Anthony M. Bennefield a/k/a Anthony Bennefield; Unknown Spouse of Christopher L. Bennefield; Unknown Spouse of Edward M. Bennefield a/k/a Edward Bennefield; Unknown Spouse of Carl Matthew Hutto a/k/a Carl M. Hutto: Unknown Spouse of Christine Anita Hutto a/k/a Christine A. Hutto a/k/a Christine Hutto a/k/a Christine H. Garcia: **Unknown Parties in Possession** #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 532023CA000046000000 of

the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida wherein U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For RCAF Acquisition Trust, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of William Joseph Hutto a/k/a William J. Hutto, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s) 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 22, 2024, the following described property as set forth in said

Final Judgment, to-wit: LOT 40, CROWN POINTE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 85, PAGES 30 AND 31, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 22-327337 FC01 SLE July 26; August 2, 2024 24-01052K

Commonly Known as: 147 Sun-

set View Dr., Davenport, FL

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER

THAN THE PROPERTY OWNER

AS OF THE DATE OF THE LIS

PENDENS MUST FILE A CLAIM

BEFORE THE CLERK REPORTS

THE SURPLUS AS UNCLAIMED.

TION, MAY ENLARGE THE TIME

OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PRO-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

Respectfully submitted this July 23,

VIDED HEREIN.

impaired, call 711.

/s/ Matthew T. Wasinger

Wasinger Law Office

Orlando, FL 32801

Fla. Bar No.: 0057873

(407) 308-0991

Service:

Matthew T. Wasinger, Esquire

mattw@wasingerlawoffice.com

605 E. Robinson, Suite 730

2024

THE COURT, IN ITS DISCRE-

FIRST INSERTION

33837

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

Case No. 2022-CA-001424 Honorable Judge: MASTERS PLANET HOME LENDING, LLC Plaintiff, vs. KENNETH ANTHONY; FELICIA ANTHONY; LONNIE B. ANTHONY,

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

Defendants,
NOTICE IS GIVEN that, in accordance with the Order dated July 17, 2024, in the above-styled cause, Stacy M. Butterfield, Clerk of Court for Polk County, will sell to the highest and best bidder for cash online at www.polk. realforeclose.com, bidding begins at 10 a.m. Eastern Time on September 16,

2024 the following described property: LOT 146, OF SUNSET RIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 126. PAGE(S) 36, OF THE PUBLIC OS OF POLK COUNTY, FLORIDA

PARCEL ID: 27-26-18-704454-

FIRST INSERTION

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

Case No.: 2024CP0019230000XX IN RE: ESTATE OF JAMES H. SEYMOUR.

Deceased.

The administration of the estate of JAMES H. SEYMOUR, deceased, whose date of death was April 2nd, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER 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

July 26; August 2, 2024 24-01088K

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

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

The date of first publication of this Notice: July 26, 2024

Personal Representative MARY JANE SEYMOUR 14930 Commonwealth Ave N

Polk City, FL 33868 Attorney for Personal Representative JULIE LANDRIGAN BALL, **ESQUIRE**

Florida Bar No.: 0768731 Post Office Box 3604 Lakeland, Florida 33802-3604 Telephone: 863-688-5200 Facsimile: 863-686-0777 Primary Email: service@hardinpalaw.com July 26; August 2, 2024 24-01095K --- ACTIONS / SALES ---FIRST INSERTION

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

CIVIL DIVISION: CASE NO.: 2024CA-000868-0000-00

VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. ADRIAN BRANGADO PEREYRA A/K/A ADRIAN M. BRANGADO; HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC.; NATALIE BRANGADO; UNKNOWN TENANT IN

POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 15 day of August, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 134, OF HIGHLAND MEADOWS PHASE III, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 2180 NIGHTHAWK DR, HAINES CITY, FL 33844

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

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

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

Dated this 19 day of July 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com 24-00400

July 26; August 2, 2024 24-01051K

FIRST INSERTION

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

CASE NO. 2024CA001897000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FFMLT TRUST 2006-FF4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF4, Plaintiff, vs. MARY ALFIERI; POINCIANA VILLAGE MASTER ASSOCIATION, INC.; POINCIANA VILLAGE

THREE ASSOCIATION, INC.: ASSOCIATION OF POINCIANA VILLAGES, INC.; TRINITY FINANCIAL SERVICES, LLC; 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).
TO: MARY ALFIERI

Last Known Address $704~{\rm FISHER~DR}$ KISSIMMEE, FL 34759 Current Residence is Unknown YOU ARE NOTIFIED that an action

to foreclose a mortgage on the follow-ing described property in Polk County, LOT 7, BLOCK 120, POINCI-

NEIGHBORHOOD 3, ANA, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 52, AT PAGE 19 THROUGH 31,

INCLUSIVE, OF THE PUBLIC RECORDS OF POLK. COUN-TY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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 7-23-24.

Stacv M. Butterfield As Clerk of the Court (SEAL) By: Ashley Saunders As Deputy Clerk

Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 $(954)\,564$ -0071 answers@dallegal.com 1496-200852 / VP2 July 26; August 2, 2024 24-01089K

FIRST INSERTION

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

Case #: 2019CA005176000000 DIVISION: 8 Wilmington Savings Fund Society, FSB, as Trustee of Stanwich

Mortgage Loan Trust I Plaintiff, -vs.-The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased; United Wholesale Mortgage; Angelia Denise Hall a/k/a Angela Hall; Jerome Decosev: Cedric Perry; Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Unknown Spouse of Angelia Denise Hall a/k/a Angela Hall; Unknown Spouse of Jerome Decosey; Unknown Spouse of Cedric Perry; Unknown Spouse of Gerald Perry a/k/a Gerald B. Perry, Jr. a/k/a Gerald Bernard Perry, Jr.; Kimberly Bass; State of Florida, Department of Revenue; Clerk of Circuit Court of Polk County, Florida; State of Florida; Unknown Party #1,

Unknown Party #2 Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA005176000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I. Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, Or Other Claimants Claiming By, Through, Under, Or Against, Eunice Seay, Deceased 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 16, 2024, the following described

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASE NO. 2019CA001279000000

RONALD W PAUL, SCHARLENE J.

NOTICE IS GIVEN that, in accordance

with the Order Granting Plaintiff's

Motion to Reschedule Foreclosure

e dated July 11, 2024, in the above-

styled cause, I will sell to the highest and best bidder for cash beginning

at 10:00 AM at http://www.polk.

realforeclose.com, on August 16, 2024,

LOT 7, RIDDICKS CORNER,

ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN

PLAT BOOK 129, PAGES 8 AND

9, OF THE PUBLIC RECORDS

Property Address: 512 REDDICKS

CIR, WINTER HAVEN, FL 33884

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

OF POLK COUNTY, FLORIDA.

the following described property:

PENNYMAC LOAN SERVICES,

PAUL, SCHARLENE J PAUL,

RONALD W. PAUL, ET.AL;

Plaintiff, vs.

Defendants

property as set forth in said Final Judgment, to-wit:

LOT 56 OF LAKE PIERCE RANCHETTES, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 71, AT PAGE 19, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS A 2004 SKYLINE MOBILE HOME BEARING TITLE NUMBERS: 92476169 AND

92476351; VIN NUMBERS: 20620560SA AND 20620560SB ANY PERSON CLAIMING AN IN TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. If you are a person with a disability

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

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 21-325062 FC01 CGG

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN

ITS DISCRETION, MAY ENLARGE

THE TIME OF THE SALE. NOTICE

OF THE CHANGED TIME OF SALE

SHALL BE PUBLISHED AS PROVID-

If you are a person with a disability

who needs any accommodation in order

to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please

contact the Office of the Court Admin-

istrator, 255 N. Broadway Avenue, Bar-

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

at least 7 days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than 7 days; if you are hearing or voice

July 26; August 2, 2024 24-01076K

FIRST INSERTION

ED HEREIN.

impaired, call 711.

Andrew Arias FBN: 89501

Attorneys for Plaintiff

July 26; August 2, 2024 24-01075K

FIRST INSERTION

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

CIVIL DIVISION: CASE NO.:

2023CA-004291-0000-00 PENNYMAC LOAN SERVICES,

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

Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 16 day of August, 2024, the following described property as set forth in said Final Judgment, to wit:

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

PROPERTY ADDRESS: 1629 AMBAR COURT, WINTER HA-VEN, FL 33881

IF YOU ARE A PERSON CLAIMING

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

A RIGHT TO FUNDS REMAINING

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

Dated this 19 day of July 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com July 26; August 2, 2024 24-01050K

FIRST INSERTION

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

CASE NO. 2023CA005059000000 U.S. BANK NATIONAL ASSOCIATION, Plaintiff,

SHERYN KENYON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 29, 2024, and entered in 2023CA005059000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and SHERYN KENYON 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 13, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 20, TIMBER WOOD UNIT

THREE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE(S) 50, OF THE PUB-LIC RECORDS OF POLK COUNTY, FLORIDA.

TER HAVEN, FL 33880 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

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

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Boca Raton, FL 33487 Facsimile: 561-997-6909 Service Email: flmail@raslg.com Danielle Salem, Esquire dsalem@raslg.com

Telephone: 561-241-6901 By: \S\Danielle Salem Florida Bar No. 0058248 Communication Email:

Property Address: 3335 TIM-BERLINE ROAD WEST, WIN-

paired, call 711. Dated this 22 day of July, 2024.

23-112802 - EuE July 26; August 2, 2024 24-01084K

Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-defaultlaw.com Service FL2@mlg-default law.comMLG No.: 19-01254

FIRST INSERTION

--- ACTIONS / SALES ---

NOTICE OF ACTION · MORTGAGE FORECLOSURE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No.: 2024-CA-001351 HHI-NFHB, LLC, Plaintiff, -vs-

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CELESTE R. TORRES, DECEASED; CARLOS GARCIA; DONOVAN TORRES; NIKO TORRES; ISIAH TORRES; FRANKIE TORRES; NICOLE CARMICHAEL; MARKUS VAZQUEZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKOWN TENANT 1,

Defendants. TO: FRANKIE TORRES Whose Residences are: Unknown Whose last Known Mailing Addresses 21 DARLENE DR., POUGH-KEEPSIE, NY 12601 YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the following property in Polk County,

LOT 14, BLOCK 1601, VILLAGE 3, NEIGHBORHOOD 2, POINCIANA, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 54, PAGES 12 THROUGH 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

302 Clearwater Ln., Kissimmee, $\mathrm{FL}\,34759$

NOTICE OF ACTION -

MORTGAGE FORECLOSURE

IN THE CIRCUIT COURT FOR THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CIVIL DIVISION

Case No.: 24-CA-001324

HHI-NFHB, LLC,

Plaintiff, -vs-THE UNKNOWN HEIRS,

DEVISEES, GRANTEES,

ASSIGNEES, LIENORS,

CREDITORS, TRUSTEES

OR OTHER CLAIMANTS

CLAIMING BY, THROUGH,

L. MARTELL, DECEASED:

UNDER OR AGAINST MATTIE

TERRELL GLEN TIMMERMAN;

LAKELAND: THE SECRETARY

DEVELOPMENT; UNKNOWN

OF HOUSING AND URBAN

TENANT 1.

Defendants.

DECEASED

are: Unknown

JESSICA TIMMERMAN; CITY OF

TO: THE UNKNOWN HEIRS, DE-

VISEES, GRANTEES, ASSIGNEES,

LIENORS, CREDITORS, TRUSTEES

OR OTHER CLAIMANTS CLAIM-

ING BY, THROUGH, UNDER OR

AGAINST MATTIE L. MARTELL,

Whose last Known Mailing Addresses

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on

the following property in Polk County,

THE NORTH 48.65 FEET OF

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK "B", MAP OF GROVE PARK RE-

SUBDIVISION OF BLOCKS 58,

59, 64 AND 65 OF GILMORE ADDITION TO LAKELAND,

FLORIDA, A SUBDIVISION AS

PER PLAT THEREOF RECORD-

ED IN PLAT BOOK 6, PAGE(S) 9,

OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA.

Whose Residences are: Unknown

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jeffrey C. Hakanson, Esquire, of McIntyre Thanasides Bringgold Elliott Grimaldi Guito & Matthews, P.A., 1228 E 7th Ave. Suite 100, Tampa, FL 33605, within thirty (30) days of the date of the first publication of this notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

Default Date: August 19, 2024 NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifica-tion if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED this 12 day of July, 2024.

STACY BUTTERFIELD CLERK OF CIRCUIT COURT (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

Jeffrey C. Hakanson, Esq. McIntyre|Thanasides 1228 E 7th Ave, Suite 100 Tampa, FL 33605 813-223-0000 July 26; August 2, 2024 24-01079K

522 N. LAKE AVE., LAKELAND,

has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on Jeffrey C.

Hakanson, Esquire, of McIntyre Thana-

sides Bringgold Elliott Grimaldi Guito

& Matthews, P.A., 1228 E 7th Ave, Suite

100, Tampa, FL 33605, within thirty

cation of this notice, and file the origi-

nal with the Clerk of this Court either

before service on Plaintiff's attorney or

immediately thereafter; otherwise a de-

fault will be entered against you for the

NOTE: THIS COMMUNICATION,

FROM A DEBT COLLECTOR, IS AN

ATTEMPT TO COLLECT A DEBT

AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT

If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceed-

ing, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifica-

tion if the time before the scheduled

appearance is less than 7 days; if you

are hearing or voice impaired, call 711.

DATED this 12 day of July, 2024.

Jeffrey C. Hakanson

Tampa, FL 33605

813-223-0000

McIntyre|Thanasides

1228 E 7th Ave, Suite 100

STACY BUTTERFIELD

CLERK OF CIRCUIT COURT

(SEAL) By: /s/ Asuncion Nieves

relief demanded in the Complaint.

Default Date: August 19, 2024

(30) days of the date of the first publi-

FIRST INSERTION

FL 33801

PURPOSE.

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

DEUTSCHE BANK NATIONAL

Plaintiff, vs. JANICE COPELAND AKA

PETERSON, ET AL.

Defendants

KNOWN)

JANICE LEVET COPELAND;

To the following Defendant(s):

UNKNOWN HEIRS OF NISA JANTE PETERSON A/K/A NISA

UNKNOWN HEIRS OF NISA JANTE

PETERSON A/K/A NISA PETERSON (CURRENT RESIDENCE UN-

Last Known Address: UNKNOWN
YOU ARE HEREBY NOTIFIED that

an action for Foreclosure of Mortgage

VALENCIA HILLS SUBDIVI-

SION, ACCORDING TO THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 63,

AT PAGE 34, OF THE PUBLIC RECORDS OF POLK COUNTY,

A/K/A 1310 TEMPLE COURT,

has been filed against you and you are

required to serve a copy of your written

HAINES CITY FL 33844

on the following described property: LOT 31, IN BLOCK "A" OF

TRUST COMPANY, AS TRUSTEE

FOR ARGENT SECURITIES INC., ASSET-BACKED PASS-THROUGH

Esq. at VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER AND FOR POLK COUNTY, FLORIDA DRIVE, SUITE #110, DEERFIELD CASE NO. 2024CA002085000000 BEACH, FL $\,33442$ on or before August 26, 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 CERTIFICATES, SERIES 2003-W6, entered against you for the relief demanded in the complaint. This notice is provided to Administrative Order No.

> If you are a person with a disability who needs any accommodation in 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

> WITNESS my hand and the seal of this Court this 18 day of July, 2024 Stacy M. Butterfield

POLK COUNTY CLERK OF COURT (SEAL) By /s/ Asuncion Nieves

As Deputy Clerk

VAN NESS LAW FIRM, PLC, Attorney for the Plaintiff, 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 PHH19790-24/cam

defenses, if any, to J. Anthony Van Ness, July 26; August 2, 2024 24-01069K

impaired, call 711.

FIRST INSERTION

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

CASE NO.: 24-CA-001451 CATHERINE L. CAMPBELL f/k/a CATHERINE LOUANN SUTTON f/k/a CATHERINE LOU ANN HARRINGTON, Plaintiff v

UNKNOWN HEIR OF MERLE E. GILL #1, UNKNOWN HEIR OF MERLE E. GILL #2, UNKNOWN HEIR OF MERLE E. GILL #3, ALL OTHER UNKNOWN HEIRS OF MERLE E. GILL, DEVON F. CERNIGA, and RONNY

Amanda Marie Gill

17085 SW 141st Place

Archer Florida, 32618

OF MERLE E. GILL

1175 Lake Lowery Road

Haines City FL 33844

RONNY N. CERNIGA

ALL OTHER UNKNOWN HEIRS

N. CERNIGA, Defendants. UNKNOWN HEIR OF MERLE E. GILL #2

TO: UNKNOWN HEIR OF MERLE E. GILL #1 C/O John Gill 1175 Lake Lowery Road Haines City FL 33844

UNKNOWN HEIR OF MERLE E. GILL #3

1175 Lake Lowery Road

Haines City FL 33844 DEVON F. CERNIGA

1405 Barberry Lane Bentonville AR 72712

1405 Barberry Lane Bentonville AR 72712 YOU ARE NOTIFIED that an action for Quiet Title has been filed against you in relation to the following property in Polk County, Florida: Lot 703 of WHISPERING PINES, further described as follows: The West

65 feet of the East 485 feet of the South 125 feet of the North 447 feet of the NE 1/4 of the NE 1/4 of the NW 1/4, a/k/a Tract ± 19 of an unrecorded subdivision.

Parcel ID #: 25-28-12-000000-031260

Property Address: 703 Whispering Pines Drive, Auburndale, FL 33823 and you are required to serve a copy of your written defenses, if any, to it on Felix G. Montanez, Esq., the Plaintiff's attorney, whose address is 2114 W. Columbus Dr., Tampa, FL 33607, on or before 8-23-24, or within thirty (30) days from the first publication of this Notice of Action, 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.

FIRST INSERTION

Stacy M. Butterfield, CPA. As Clerk of the Court (SEAL) By: Ashley Saunders As Deputy Clerk

Felix G. Montanez, Esq., the Plaintiff's attorney, 2114 W. Columbus Dr., Tampa, FL 33607 July 26; August 2, 9, 16, 2024

24-01054K

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

GENERAL JURISDICTION DIVISION CASE NO. 2024CA001481000000

MIDFIRST BANK, Plaintiff, vs. BARBARA STOKES, et al.,

Defendant. To: UNKNOWN TENANT IN POS-SESSION 1, 916 29TH ST NW, WIN-TER HAVEN, FL 33881

UNKNOWN TENANT IN POSSES-SION 2, 916 29TH ST NW, WINTER HAVEN, FL 33881 LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage cover-

ing the following real and personal property described as follows, to-wit: THE SOUTH 36 FEET OF LOT 152 AND THE NORTH 28 FEET

OF LOT 153, WESTWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 23, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to a copy of your written defenses, if any, to it on Lauren A. Bromfield, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before 8-21-24 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 vou. to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said

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

Court on the 15th day of July, 2024.

Lauren A. Bromfield, McCalla Raymer Leibert Pierce, LLC 225 East Robinson Street, Suite 155,

Orlando, FL 32801 24-09596FL July 26; August 2, 2024 24-01073K

July 26; August 2, 2024 24-01078K TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK

Deputy Clerk

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2019CA004397000000 GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORTGAGE PASS-THROUGH CERTIFICATES, ${\bf SERIES~2006\text{-}RPI, U.S.~BANK}$ NATIONAL ASSOCIATION, AS TRUSTEE,

Plaintiff, vs. CHRISTOPHER D. COLEMAN A/K/A C. COLEMAN A/K/A CHRISTOPHER COLEMAN, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Amended Summary Final Judgment of Foreclosure entered May 10, 2024 in Civil Case No. 2019CA004397000000 of the Circuit Court of the TENTH JUDICIAL CIR-CUIT in and for Polk County, Bartow. Florida, wherein GSMPS MORTGAGE LOAN TRUST 2006-RPI, MORT-GAGE PASS-THROUGH CERTIFI-CATES, SERIES 2006-RPI, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Christopher D. Coleman a/k/a C. Coleman a/k/a Christopher Coleman, et al., are Defendants, the Clerk of Court, STACY BUT-

TERFIELD, CPA, will sell to the highest

and best bidder for cash electronically

at www.polk.realforeclose.com in ac-

cordance with Chapter 45, Florida Stat-

utes on the 27th day of August, 2024 at

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE

10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 24, Kings Pond Phase One, according to that certain plat as recorded in Plat Book 87, Pages 44 and 45, Public Records of Polk County, Florida.

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

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

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-07706FL

FIRST INSERTION

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

CASE NO.: 2024-CA-1735

MIDFLORIDA CREDIT UNION, Plaintiff, v. THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PERSONAL REPRESENATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN HEIRS OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; UNKNOWN SPOUSE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES: AARON CONTREAS A/K/A AARON RENO CONTREAS; UNKNOWN SPOUSE OF AARON CONTREAS A/K/A AARON RENO CONTREAS; TENANT #1; TENANT #2; CITY OF LAKELAND; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS, Defendants.
TO: THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MO-RALES A/K/A HAROLD CHESTER MORALES; THE UNKNOWN PER-SONAL REPRESENATIVE OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MO-RALES; THE UNKNOWN HEIRS OF THE ESTATE OF HAROLD MORALES A/K/A HAROLD C. MO-RALES A/K/A HAROLD CHESTER MORALES; UNKNOWN SPOUSE HAROLD MORALES A/K/A HAROLD C. MORALES A/K/A HAROLD CHESTER MORALES; and ANY AND ALL UNKNOWN PAR-

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

DEVISEES, GRANTEES, OR OTHER CLAIMANTS YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Lot 9, Block 3, REPLAT OF WA-VERLY PLACE, a subdivision according to the plat

thereof recorded in Plat Book 38,

Page 23, of the Public Records of Polk County, Florida.

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

Property Address: 1638 Pineberry Street, Lakeland, Florida 33803

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

If you are a person with a disability who needs any accommodation in 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.

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

Gregory A. Sanoba, Esquire 422 South Florida Avenue Lakeland, Florida 33801 July 26; August 2, 2024 24-01074K

--- ESTATE---

FIRST INSERTION

NOTICE OF ADMINISTRATION (intestate) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 2397 IN RE ESTATE OF ROBERT ALBERT BERESFORD,

Deceased The administration of the Estate of ROBERT ALBERT BERESFORD, deceased, File Number 2024 CP 2397, 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. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person, any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the

notice of administration.

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

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

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

The 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 Sec. 732.216-732.228 applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under Sec. 732.2211.

ALICE BENNETT Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative July 26; August 2, 2024 24-01055K



--- ACTIONS ---

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,

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

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

LOT 164, STONEWOOD CROSSING PHASE I, AC-CORDING TO PLAT THERE-AS RECORDED IN PLAT BOOK 135, PAGES 39 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

to foreclose a mortgage on the following property in 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 PITE, 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, the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled ap-pearance is less than 7 days; if you are hearing or voice impaired, call 711.

> As Clerk of the Court (SEAL) By: /s/Ashley Saunders

As Deputy Clerk ALDRIDGE PITE, LLP, Plaintiff's attorney, 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1454-1052B Ref# 8441 $\ \, \text{July 26; August 2, 2024} \quad \ \, \text{24-01049K}$

Dated on 7-11-2024.

FIRST INSERTION

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

532024CC004422000000

MB LAKELAND MHC, LLC and LSC MOBILE SALES, INC., Plaintiff, vs. MARY TRAVIOLI and STATE OF FLORIDA DEPARTMENT OF

HIGHWAY SAFETY AND MOTOR VEHICLES. Defendants. To: Mary Travioli 119 Todd Street

Lot No. 119 Lakeland, Florida 33815 TO: Mary Travioli 5653 Corley Street, Apt B Fort Knox, Kentucky 40121

YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

119 Todd Street, Lot No. 119, Lakeland, Florida 33815 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-SERVER, 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.

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: 7-17-24 Default Date 8-26-24

STACY M. BUTTERFIELD Clerk of the Circuit and County Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk

Brian C. Chase, Esq., Plaintiff's attorney 3902 N. Marguerite Street, Tampa, Florida 33603 July 26; August 2, 2024 24-01066K

FOURTH 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

--- ESTATE ---

SECOND 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-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

A personal representative or curator has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent'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.

Kelly Dianne Fitzgerald

3725 Highland Fairways Blvd. Lakeland, FL 33810

notice is July 19, 2024.

Personal Representative:

The date of first publication of this

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

All creditors of the decedent and oth-

001976-0000-XX.

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 2024CA001548000000 LAKEVIEW LOAN SERVICING,

Plaintiff.

MARIE CLAUDE BENOIT, et al., **Defendants.**TO: MARIE CLAUDE BENOIT

SERGE BENOIT ALTON JOSAPHAT

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 9, BLOCK 757, POIN-

CIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, 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, CORAL SPRINGS, FL 33310 on or before 8-21-24, 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 re-ceiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of this Court this 15th 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 24-01118

July 26; August 2, 2024 24-01067K

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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, for the purpose of hearing comments and objections on the adoption of the proposed budgets of the District for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (the "2023/2024 Proposed Budget"), as well as the proposed budget for Fiscal Year 2024/2025 ("2024/2025"). Proposed Budget" and, along with the 2023/2024 Proposed Budget, the "Proposed Budgets"). 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 Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 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 three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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 19, 26, 2024 24-01022K

SECOND INSERTION

TENT 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 Docu-

NOTICE OF DEFAULT AND IN-

ments") and you now owe Association unpaid assessments, interest, late fees, and other charges. Additional interest continues to accrue. A lien for these amounts has been recorded against the $following\ real\ property\ located\ in\ POLK$ County, Florida: (See Exhibit "A") (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") (herein "Time Share Plan (Property) Address"). As a result of the aforementioned default, Association hereby elects to sell the Property pursuant to Section 721.855, Florida Statutes. Please be advised that in the event that the debt owed to the Association is not paid by 08/31/2024, the undersigned Trustee shall proceed with the sale of the Property as provided in in Section 721.855, Florida Statutes, the undersigned Trustee shall: (1) Provide you with written notice of the sale, including the date, time and location thereof; (2) Record the notice of sale in the Public Records of POLK County, Florida; and (3) Publish a copy of the

notice of sale two (2) times, once each

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 speci-fied 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 a interest If you do not a 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.

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 MC VEY 42 Ross Avenue Renfrew, PA4 8BE SCOTLAND, 1, 7, 107, 19, WHOLE, Value Season-Float Week/Float Unit, 13017/1027, 2021-2024 IOHN G TALLEY IR & ANN L TALLEY 105 Cannon Rd Fort Meade, FL 33841, 1/2, 3, 103, 24, ODD, All Season-Float Week/Float Unit.

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/Float 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-Float Week/Float Unit, 13017/1027, 2021 & 2023; JOHN DEVIA 12655 1/2, 15, 115, 32, ODD, All Season-Float Week/Float 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/Float Unit, 13017/1027, 2021-2024;LUMAR I FIGUEROA 5114 CRESCENT MOON DR GREENACRES, FL 33463, 1/2, 13, 113, 14, EVEN, Fixed Week/Float Unit, 13017/1027, 2020 & 2024; JORGE L LOPEZ 1667 12Th Fairway Wellington, FL 33414, 1/2, 13, 113, 14, EVEN, Fixed Week/Float 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-Float Week/Float 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-Float Week/Float Unit, 13017/1027, 2021 & 2023;

13017/1027, 2021 & 2023;BARBARA

July 19, 26, 2024

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.com2nd Eml:

July 19, 26, 2024

jwolf@mclements.com 24-01018K

SECOND 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 bearvehicle 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

--- ESTATE ---

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is July 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 charlotte@stonelawgroupfl.comSecondary E-Mail:

tami@stonelawgroupfl.com

24-01020K

July 19, 26, 2024

SECOND 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 bearvehicle 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-

July 19, 26, 2024 24-01030K

--- **ESTATE** ---

SECOND INSERTION

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

File No.: 24CP-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 PUM-PHREY 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

OF THIS NOTICE.

ALL CLAIMS NOT 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: majlaw@tampabay.rr.com

24-01043K

July 19, 26, 2024

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

--- ESTATE ---

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

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 pend-

ing 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

OF THIS NOTICE ON THEM.

attorney are set forth below.

SECOND INSERTION

NOTICE.

BARRED.

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

ALL CLAIMS NOT FILED WITHIN

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Reis Mary Roca

511 Eaglecrest Dr.

Haines City, Florida 33844-7758

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is July 19, 2024.

FAMILY FIRST FIRM

Counsel for Petitioner

Florida Bar Number: 103674

Florida Bar Number: 296735

Winter Park, Florida 32789 Telephone: (407) 574-8125

E-Mail: jeanette.mora@fff.law

probate@familyfirstfirm.com

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

, 2024.

Personal Representative:

Neil E. Binder

181 Pleasant Street Apt 11

Malden, Massachusetts 02148

Attorney for Personal Representative:

THE MALHOTRA LAW FIRM P.A.

DATE OF DEATH IS BARRED.

24-01040K

Fax: (407) 476-1101

Secondary E-Mail:

July 19, 26, 2024

NOTICE.

BARRED.

notice is July 19

Cyrus Malhotra

Suite 100E

E-Mail:

Secondary:

July 19, 26, 2024

Florida Bar No: 0022751

Attorneys for Petitioner

Telephone: (813) 902-2119

Fax Number: (727) 290-4044

filings@FL probate solutions.com

cortney@FLprobatesolutions.com

24-01044K

SECOND INSERTION

3903 Northdale Blvd.,

Tampa, FL 33624

1030 W. Canton Avenue, Suite 102

/s/ Jeanette Mora

Beth Roland

Jeanette Mora

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

SECOND 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

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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: mturner@straughnturner.com Secondary E-Mail: ahall@straughnturner.com

July 19, 26, 2024 24-01045K

SECOND INSERTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK THE FIRST PUBLICATION OF THIS COUNTY

GENERAL JURISDICTION DIVISION

NOTICE OF ACTION

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 SU-SAN 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 abovestyled 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: Accounts Payable@mccalla.com

23-08903FL July 19, 26, 2024 24-01028K

SECOND 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,

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER Plaintiff, NOTWITHSTANDING THE TIME

RAMON BENITEZ RIVERA, et al., Defendants. TO: RAMON BENITEZ RIVERA 1025 N NEW YORK AVE, LAKE-

LAND, FL 33805 1025 N NEW YORK AVE, LAKE-

LAND, FL 33805 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: LOT 7, BLOCK 19, MAP OF RESUBDIVISION OF MCRAE & BRYANT'S SECOND ADDI-TION TO LAKELAND, FLOR-IDA, 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 BUSI-NESS 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 enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or mediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. 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 24-01027K

July 19, 26, 2024

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

Email: lcrowley@martellandozim.com Attorney for Plaintiff July 19, 26, 2024 24-01037K --- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH HIDICIAL 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 JUDI-CIAL 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 BUTTER-FIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 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

SECOND 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 SAPPHIRE ${\tt DRIVE, DAVENPORT, FL~33837}$ EVELYN MUI, 416 SAPPHIRE 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 RE-CORDED 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

SECOND 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 VELAZQUEZ; 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)

UNKNOWN SPOUSE OF PEDRO MORENO RODRIGUEZ (RESIDENCE UNKNOWN)

ANNA MELENDEZ VELASQUEZ (RESIDENCE UNKNOWN)

UNKNOWN SPOUSE OF ANNA ME-LENDEZ VELAZQUEZ (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, RE-CORDED 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,

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

SECOND INSERTION mands against decedent's Estate must file their claims with this Court WITH-

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 Rep-

resentative's attorney are set forth be-

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

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

ON THEM.

corporation,

JHON L. CARILLO, et al.,

Plaintiff, vs.

favor of the Plaintiff dated the 8th day NOTICE OF SALE PURSUANT TO CHAPTER 45, FS of July, 2024, entered in Case No.: IN THE CIRCUIT COURT OF THE 2023-CA-005179, of the Circuit Court TENTH JUDICIAL CIRCUIT, of the Tenth Judicial Circuit in and for IN AND FOR POLK COUNTY, Polk County, Florida, in which the Clerk FLORIDA of this Court will sell to the highest CASE NO.: 2023-CA-005179 and best bidder for cash at www.polk. realforeclose.com, at 10:00 a.m. on the WILLIAM'S PRESERVE HOMEOWNERS ASSOCIATION, 22nd day of August, 2024, the follow-INC., a Florida not-for-profit ing described property as set forth in

the Summary Final Judgment, to wit: Lot 255, William's Preserve Phase II-B, according to the **Defendants.**NOTICE IS HEREBY GIVEN pursumap or plat thereof, as recorded in Plat Book 167, Page(s) 48 through 52, inclusive, of the ant to a Summary Final Judgment in

Public Records of Polk County, 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

(407) 377-0890

POLK COUNTY

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA002312000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE **FUNDING TRUST, SERIES 2007-1** NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs.
UNKNOWN HEIRS OF BENICE

CAJUSTE, ET AL.

Defendants

To the following Defendant(s): UNKNOWN HEIRS OF BENICE CA-JUSTE (CURRENT RESIDENCE UN-KNOWN)

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

LOT 46, OF ROSEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED 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, PLC, 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. This notice is provided to Administrative Order No.

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,

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, PLC,

Attorney for the Plaintiff. 1239 E. NEWPORT CENTER DRIVE, SUITE #110. DEERFIELD BEACH, FL 33442 PHH19724-24/cam

24-01017K

SECOND INSERTION

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

 $53\text{-}2023\text{-}\mathrm{CA}\text{-}004632\text{-}000000$ Atomic Loans, LLC,

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,

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

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 TOWNSHIP 28 SOUTH,

RANGE 27 EAST, OF POLK

July 19, 26, 2024

COUNTY, FLORIDA.

PARCEL ID: 27-28-13-000000-

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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 william@teppstreco.com Florida bar No: 89409 24-01047K

July 19, 26, 2024

SECOND INSERTION

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

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

CASE NO.: 2023-CA-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 FOL-LOWING 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 PUR-POSES. ALL PROPERTY LINE

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2024CA001658000000

Last Known Residence: 438 Hammer-

TO: Urvella Smith a/k/a Urvella Pierre

Last Known Residence: 438 Hammer-

Last Known Residence: 438 Hammer-

Last Known Residence: 438 Hammer-

YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following

LOT 164, STONEWOOD CROSSING PHASE I, AC-

CORDING TO PLAT THERE-

OF 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

stone Avenue Haines City, FL 33844

property in POLK County, Florida:

stone Avenue Haines City, FL 33844

stone Avenue Haines City, FL 33844

TO: Unknown Tenant #1

TO: Unknown Tenant #2

stone Avenue Haines City, FL 33844

CITIZENS BANK, N.A.,

Plaintiff, VS. QAWI SMITH; et al.,

Defendant(s).

Louis

TO: Qawi Smith

RELATIVE TO BOUNDARIES ON THE SW 1/4 OF SAID SEC-

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: V1P60120433.

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.

P. O. Box 23028 Tampa, FL 33623Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.comBy: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 23-001658

Dated this 11 day of July, 2024. ALBERTELLI LAW

July 19, 26, 2024 24-01013K

PITE, 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 Plain-

tiff's attorney or immediately thereaf-

ter; otherwise a default will be entered

against you for the relief demanded in

If you are a person with a disability

who needs any accommodation in or-der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830. (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired, call 711.

As Clerk of the Court

As Deputy Clerk

24-01034K

(SEAL) By: /s/ Ashley Saunders

Dated on 7-11-, 2024.

ALDRIDGE PITE, LLP,

Delray Beach, FL 33484

5300 West Atlantic Avenue

Plaintiff's attorney,

Suite 303

1454-1052B

July 19, 26, 2024

Ref# 8441

SECOND INSERTION

the complaint or petition.

SECOND INSERTION

SECOND INSERTION

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

CIVIL DIVISION Case No. 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 ${\bf SANDERS, CLERK\ OF\ COURTS,}$

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:

POLK COUNTY, FLORIDA, AND

UNKNOWN TENANTS/OWNERS,

LOT 22, LAKE RIDGE, AC-CORDING TO THE PLAT

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

and commonly known as: 1152 N VIR-GINIA 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

SECOND INSERTION

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

Case No: 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 VEN-TURES 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. real foreclose.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, ofthe 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 a un-

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

Dated 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

SECOND INSERTION

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

Case No. 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, PONCI-ANA NEIGHBORHOOD 6, VILLAGE 7, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 61, PAGES 29 THROUGH 52, OF THE PUBLIC REOCRDS OF POLK COUNTY, FLORIDA.

and commonly known as: 1033 SA-BINE 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 24-01015K July 19, 26, 2024

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

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

LOT 2, BLOCK 824, OF POINCI-ANA NEIGHBORHOOD 2, VIL-LAGE 8, ACCORDING TO THE PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 53, PAGES

forth in said Final Judgment of Fore-

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

SECOND INSERTION

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

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

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

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 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 OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave,

Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 July 19, 26, 2024 24-01046K

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

Email your Legal Notice eadline Wednesday at noon • Friday Publication

legal@businessobserverfl.com • De