

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that E.O. Enterprises and Associates Inc., desiring to engage in business under the fictitious name of Edith A Oquendo, P.A. located at 6411 Crossing Ln, Lakeland, FL 33809 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.

August 9, 2024 24-01147K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Back to Eden, located at 108 Reedy Creek Drive, in the City of Frostproof, County of Polk, State of FL, 33843, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 2 of August, 2024.

LILLEX LIVING LLC
108 Reedy Creek Drive
Frostproof, FL 33843
August 9, 2024 24-01148K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Tisane Hour located at 717 W End Crescent N 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, Florida.

Dated this 3rd day of August, 2024.

Danielle Chaney
August 9, 2024 24-01152K

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that PATRICK MEEHAN, OWNER, desiring to engage in business under the fictitious name of HELP ME BOOK MY TRIP located at 6014 MOUNTAIN LAKE DRIVE, LAKELAND, FLORIDA 33813 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.

August 9, 2024 24-01153K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Lynitta Gail Metzgar and Michael D. Metzgar will on the 28th day of August 2024, at 11:00 a.m., on property at 117 Isora Drive, Lot #117, Winter Haven, Polk County, Florida 33881, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1970 RYLT Mobile Home
VIN Nos: 2075A/B
Title Nos#: 4237580/4237584
And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 9, 16, 2024 24-01167K

FIRST INSERTION

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

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

A12. S. Goodwin
G24. C. Watson
F29 J. Rowland
H26 Z. Bronson

Units will be listed on www.storageauctions.com Auction ends on August 26, 2024 @ 11:00 AM or after
August 9, 16, 2024 24-01160K

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 Florida Time Coffee located at 6043 US Highway 17 92 N #518, in the County of Polk, in the City of Davenport, Florida 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 7th day of August, 2024.

THIRD ROOM IMAGINATION LLC
August 9, 2024 24-01178K

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.

SEPTEMBER 9, 2024
WILLIAMS COLLISION CENTER
1077 SNIVELY AVE 2017 CHRY
2C3CCABT8HH512070 \$6,945.49
SUPERIOR AUTO TECH LLC 909 N
MASSACHUSETTS AVE 2008 HYUN
KMHDU46D48U505398 \$2,421.31
August 9, 2024 24-01166K

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 09/06/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 FTWD mobile home bearing Vehicle Identification Number 5C102RS14264 and all

personal items located inside the mobile home. Last Tenant: Jose Miguel Santana Torres and Luis G. Cruz, as occupant. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

August 9, 16, 2024 24-01179K

FIRST INSERTION

NOTICE OF PUBLIC SALE
The following personal property of Daniel Clough will on the 28th day of August 2024, at 10:00 a.m., on property at 121 Isora Drive, Lot #121, Winter Haven, Polk County, Florida 33881, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 1969 STAT Mobile Home

VIN No.: F1SFXXCMG2858
Title No. #: 3585789
And All Other Personal Property Therein

PREPARED BY:
Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
August 9, 16, 2024 24-01177K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 002173 0000 XX
Division: Probate
IN RE: ESTATE OF PAMELA D. DAMEWOOD (AKA PAMELA DIANE DAMEWOOD)
Deceased.

The administration of the estate of Pamela D. Damewood (aka Pamela Diane Damewood), deceased, whose date of death was May 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 2569
IN RE: ESTATE OF KATHLEEN R. WIK
Deceased.

The administration of the estate of Kathleen R. Wik, deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer J-157 Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:
Carol Lee Wik
8030 Jeremy Joseph Aly
Winter Garden, Florida 34787
Attorney for Personal Representative:
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27, Ste. F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
August 9, 16, 2024 24-01145K

FIRST INSERTION

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 August 9, 2024.

Personal Representative:
/s/ Stacy Steffen
Stacy Steffen
c/o Ledbetter Law Group
229 Pensacola Road
Venice, FL 34285
Attorney for Personal Representative:
/s/ Carolyn S. Smith
Ledbetter Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Carolyn S. Smith, Esq.,
FL Bar No. 1045180
Email: carrie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road,
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
August 9, 16, 2024 24-01144K

FIRST INSERTION

Notice to Creditors
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24CP-1102
IN RE: ESTATE OF DEBRA JEAN CLARK
Deceased.

The administration of the estate of Debra Jean Clark, deceased, whose date of death was October 15, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: August 9, 2024.

Personal Representative:
Stanley M. Cramer
517 Bennett St
Auburndale, Florida 33823
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
August 9, 16, 2024 24-01146K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 53-2024-CP-000603-0000-XX
IN RE: ESTATE OF REBECCA J. HARDY
Deceased.

The administration of the estate of Rebecca J. Hardy, deceased, whose date of death was August 15, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:
Ethan Heverly
3780 Eames Lane
Helena, Montana 59602
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straught & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtturner.com
Secondary E-Mail:
ahall@straughtturner.com
August 9, 16, 2024 24-01151K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 532024CP0003270000XX
Division 14
IN RE: ESTATE OF HELEN MAZAR A/K/A HELEN MAZAR NERGal
Deceased.

The administration of the estate of Helen Mazar a/k/a Helen Mazar Nergal, deceased, whose date of death was December 25, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer, CC-4, Bartow, FL 33831-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:
Joseph R. Mazar
Attorney for Personal Representative:
John A. Williams, Esq.
Florida Bar No. 0486728
The Law Offices of John A. Williams, PLLC
7408 Van Dyke Road
Odessa, Florida 33556
Office (813) 402-0342
Fax (813) 210-8514
E-Mail: john@johnawilliamsllaw.com
Secondary E-Mail:
ms@johnawilliamsllaw.com
Secondary E-Mail:
service@johnawilliamsllaw.com
August 9, 16, 2024 24-01162K

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-002317-0000-XX
PROBATE DIVISION
IN RE: ESTATE OF PAUL ERIC HARRIS,
Deceased.

The administration of the estate of PAUL ERIC HARRIS, 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-002317-0000-XX.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative:
Martha B. Harris
4492 Hidden Pine Court
Mulberry, FL 33860
Attorney for Personal Representative:
Carol J. Wallace
Attorney for Personal Representatives
Florida Bar No. 71059
Elder Law Firm of Clements & Wallace, PL
310 E Main St
Lakeland, FL 33801
Ph: (863) 687-2287
Eml: cwallace@mclements.com
2nd Eml: jwollf@mclements.com
August 9, 16, 2024 24-01156K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**



SAVE TIME

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

lv20906_v11

-- ACTIONS / SALES --

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. 2024CA001159000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2, Plaintiff, vs. THELMA L. MCCANN A/K/A THEMA L. MCCANN A/K/A THELMA J. MCCANN, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 28, 2024, and entered in 2024CA001159000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2020-RP2 is the Plaintiff and THELMA L. MCCANN A/K/A THEMA L. MCCANN A/K/A THELMA J. MCCANN 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 27, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 41 OF UNRECORDED ALAMEDA HEIGHTS FURTHER DESCRIBED AS FOLLOWS: THE EAST 117.50 FEET OF THE WEST 207.50 FEET OF THE NORTH 165 FEET OF THE SOUTH 495 FEET OF THE NORTH ½ OF THE NE1/4 OF THE SE1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 23 EAST. SUBJECT TO A ROAD RIGHT OF WAY

OVER THE NORTH 25 FEET AND THE SOUTH 25 FEET OF THE NORTH 50 FEET OF THE WEST 100 FEET THEREOF AND SUBJECT TO A UTILITY EASEMENT OVER THE SOUTH 7.5 FEET AND THE WEST 10 FEET THEREOF. Property Address: 1416 NORTH ALAMEDA DRIVE, LAKE-LAND, FL 33805

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

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

Dated this 6 day of August, 2024.

By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com 23-155421 - MiM August 9, 16, 2024 24-01171K

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

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on August 30, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 7, Reva Heights Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 50, of the Public Records of Polk County, Florida. Property Address: 4919 S Gachet Blvd, Lakeland, FL 33813

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida 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 as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 2nd day of August, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 August 9, 16, 2024 24-01149K

FIRST INSERTION

NOTICE OF PUBLIC SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY CIVIL DIVISION Case No. 24-CA-008530 Section 15 SOLANGE VILORIA, Plaintiff, v. DAMARIS ANDUJAR DIAZ, Defendant.

Notice is hereby given pursuant to an Order Granting Plaintiff's Motion for Partition and Public Sale dated the 23rd day of July, 2024 and entered in Case No. 24-CA-008530, of the Circuit Court of the TENTH Judicial Circuit, and for Polk County, Florida wherein SOLANGE VILORIA is the Plaintiff and DAMARIS ANDUJAR DIAZ is the Defendant. The subject property will be sold to the highest bidder in Judicial Sale conducted electronically online at the following website:

https://polk.realforeclose.com/index.cfm at 10:00 A.M. on the 6th day of September, 2024; as set forth in said Order, to wit:

The property directed for sale is: Lots 7, THE MEADOWS OF LAKE WALES, according to the map or plat thereof, recorded in plat book 103, page 19, public records of Polk County, Florida.

Parcel ID#: 073028-940852-000070. Address: 1149 East Grove Ave., Lake Wales, FL 33853 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 2nd day of August, 2024. /s/ Thomas S. Rutherford THOMAS S. RUTHERFORD, ESQ. 916 Walt Williams Rd. Lakeland, FL 33809 FBN 215031 813-857-5190 Fax 863-858-9528 Attorney for Plaintiff August 9, 16, 2024 24-01150K

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case #: 2024CA00129000000 Nationstar Mortgage LLC Plaintiff, vs. Leroy Marcus McClelland; Unknown Spouse of Leroy Marcus McClelland; United States of America Acting Through Secretary of Housing and Urban Development; Brenton Manor Homeowners Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

TO: Leroy Marcus McClelland; LAST KNOWN ADDRESS: 3077 Brenton Manor Loop, Winter Haven, FL 33881 and Unknown Spouse of Leroy Marcus McClelland; LAST KNOWN ADDRESS: 3077 Brenton Manor Loop, Winter Haven, FL 33881 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly

described as follows: LOT 133, BRENTON MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 22, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as 3077 Brenton Manor Loop, Winter Haven, FL 33881.

his action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief 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 COURT ADMINISTRATION, (863) 534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.

WITNESS my hand and seal of this Court on the 30 day of July, 2024.

Default Date 9-6-24 Stacy M. Butterfield Circuit and County Courts (SEAL) By: /s/ Ashley Saunders Deputy Clerk LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, 750 Park of Commerce Blvd. Suite 130 Boca Raton, FL 33487 23-330549 FC01 CXE August 9, 16, 2024 24-01158K

FIRST INSERTION

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

532023CA007038000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL J. EVANS A/K/A MICHAEL JOSHUA EVANS, DECEASED; GINA PULLIAM F/K/A GINA MORALES; MICHAEL EVANS A/K/A MICHAEL EVANS, SR.; TIVOLI RESERVE PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated July 19, 2024, and entered in Case No. 532023CA007038000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MICHAEL J. EVANS A/K/A MICHAEL JOSHUA EVANS, DECEASED; GINA PULLIAM F/K/A GINA MORALES; MICHAEL EVANS A/K/A MICHAEL EVANS, SR.; TIVOLI RESERVE PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING

TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on September 3, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 116 OF TIVOLI RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 180, PAGE(S) 44-47, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

In accordance with the Americans with Disabilities Act of 1990, if you are a person 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 at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

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

DATED July 31, 2024.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dalleal.com 1691-194519 / SR4 August 9, 16, 2024 24-01141K

FIRST INSERTION

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

File No. **53-2024-CP-000286-0000-XX IN RE: ESTATE OF ANNA WILLIAMS Deceased.**

The administration of the estate of Anna Williams, deceased, whose date of death was March 17, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this notice is August 9, 2024.

Personal Representative: /s/ Jeanna Marie Stewart Jeanna Marie Stewart 1587 Mac Charles Court Dunedin, FL 34698

Attorney for Personal Representative: /s/ Robert W. Bible, Jr. Robert W. Bible, Jr. Attorney for Petitioner Florida Bar Number: 561398 Bob Bible Law P.O. Box 22786 St. Petersburg, Florida 33742 (727) 710-5166 b.bible@BobBibleLaw.com August 9, 16, 2024 24-01175K

FIRST INSERTION

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

532024CA000615000000 MIDFIRST BANK Plaintiff, v. DELORES DELGADO; UNKNOWN SPOUSE OF DELORES DELGADO; UNKNOWN TENANT 2; UNKNOWN TENANT 1; CITY OF LAKELAND, FLORIDA, A MUNICIPAL CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 19, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

LOT 10, IN BLOCK "X" OF THE GEORGE SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 7, AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 818 W BELMAR ST, LAKELAND, FL 33803-1408 at public sale, to the highest and best bidder, for cash, online at www.polk.

realforeclose.com, on September 03, 2024 beginning at 10:00 AM.

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

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

Dated at St. Petersburg, Florida this 5th. day of August, 2024.

eX Legal, PLLC Designated Email Address: efling@exlegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000009852 August 9, 16, 2024 24-01161K

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No. 2024-CA-541

LONESTAR FLIPCO FINANCIAL, LLC a Texas Limited Liability Company
Plaintiff vs.
THE TOWNER GROUP, LLC, a Florida Limited Liability, TENANT NO. 1, and TENANT NO. 2.
Defendants

NOTICE IS HEREBY GIVEN that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on the 23rd day of August, 2024, beginning at 10:00 a.m. at www.polk.realforeclose.com in accordance with Chamber 45 Florida Statutes, offer for sale to the highest and best bidder for cash, the following-described property situate in Polk County, Florida:

Lots 312 and 313, INWOOD NO. 6, as shown by the map or plat thereof recorded in the Public Records of Polk County Florida in Plat Book 14, Pages 2, 2A, and 2B. Street address: 1701 36th St. NW, Winter Haven, FL 33881
Parcel ID: 25-28-13-343500-003120
Pursuant to the Final Judgment en-

tered in a case in said Court, the style of which is indicated above.

Any person or entity claiming an interest in the surplus, if any, resulting from the foreclosure sale, 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 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated: August 5, 2024
HYNDS LAW
/s/ Robert J. Hynds
Robert J. Hynds, Esq.
Florida Bar # 44231
630 S. Orange Ave, Ste 200
Sarasota, Florida 34236
(941) 702-2222
Email: robert@hyndslaw.com
Counsel for Plaintiff
August 9, 16, 2024 24-01154K

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No.: 2023CA006583000000 GREENSPRING CAPITAL MANAGEMENT, LLC, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS ADMINISTRATOR OF RMH 2023-1 TRUST,
Plaintiff, vs.

ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST CLATHA MAE ZIMMEL, VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., THE VILLAS AT VIENNA SQUARE HOMEOWNERS' ASSOCIATION, INC., PAUL A. ZIMMEL, DAVE J. ZIMMEL, NORMAN GEORGE ZIMMEL, CAROL A. VANEPS,
Defendants.

NOTICE IS GIVEN that, in accordance with the Final Judgment of Mortgage Foreclosure dated July 19, 2024 and pursuant to Administrative Order 3-15.16 dated September 17, 2018, in the above-styled case, the Clerk will sell to the highest and best bidder for cash, at auction held online at www.polk.realforeclose.com, on the 3rd day of September 2024 at 10:00 a.m. Eastern Standard Time, the following described property:

Lot 123, VIENNA SQUARE PHASE 1, according to the map or plat thereof as recorded in Plat Book 143, Page 36, Public Records of Polk County, Florida. Property Address: 2331 Salzberg Loop, Winter Haven, Florida 33884.

If you are a subordinate lien holder claiming a right to funds remaining after sale, if any, you must file a claim with the clerk no later than the date that the clerk reports the funds 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 North Broadway Avenue, Bartow, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711.

Dated this 2nd day of August 2024.
LAW FIRM OF
GARY M. SINGER, P.A.
Counsel for Plaintiff
12 S.E. 7th Street, Ste. 820
Fort Lauderdale, FL 33301
Telephone: (954) 851-1448
Facsimile: (954) 252-2189
service@garysingerlaw.com
singer@garysingerlaw.com
By: /s./ Gary M. Singer
Gary M. Singer, Esq.
Florida Bar No. 544906
August 9, 16, 2024 24-01159K

FIRST INSERTION

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

CIVIL ACTION
CASE NO.: 53-2021-CA-003054 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1,
Plaintiff, vs.
THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, CARLOS ESTERAN FELIPPE AKA CARLOS ESTABAN FELIPPE, DECEASED, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated May 30, 2024, and entered in Case No. 53-2021-CA-003054 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance Of America Structured Securities Acquisition Trust 2018-HB1, is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carlos Esteran Felipe aka Carlos Estaban Felipe, deceased, The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, or other Claimants claiming by, through, under, or against, Carmen S. Felipe aka Carmen Sophia Felipe, deceased, United States of America Acting through Secretary of Housing and Urban Development, Polk County Clerk of the Circuit

Court, State of Florida, Jordan Felipe, Nicole Felipe, Maylin Felipe Garcia aka Maylin Felipe Garcia, Unknown Party#1 N/K/A Nicole Lorraine Felipe, 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 28, 2024 the following described property as set forth in said Final Judgment of Foreclosure: LOT 23, ELBERT ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 1739 AVENUE C NE WINTER HAVEN FL 33881

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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 01 day of August, 2024.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Charline Calhoun
Florida Bar #16141
CT - 21-005657
August 9, 16, 2024 24-01168K

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.

532024CA000378000000 LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
HEATHER L. BAILEY A/K/A HEATHER BAILEY AND LACIE L. FOLK A/K/A LACIE FOLK, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 532024CA000378000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and HEATHER BAILEY; LACIE FOLK; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT 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 27, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 35, ORANGEWOOD TERRACE UNIT TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 58, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 4412 OR-

ANGEWOOD LOOP E, LAKE-LAND, FL 33813

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

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

Dated this 6 day of August, 2024.
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email: dsalem@raslg.com
23-171165 - NaP
August 9, 16, 2024 24-01170K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.

532024CA000484000000 BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation,
Plaintiff, vs.
CHARLES M OSVALD, et al,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated December 20, 2023 in Case No. 532024CA000484000000 in the Circuit Court in and for Polk County, Florida wherein BRIDGEWATER CROSSING HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, is Plaintiff, and CHARLES M OSVALD, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on AUGUST 30, 2024. () www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final Judgment, to wit:

LOT 34, BRIDGEWATER CROSSING PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE(S) 6-9, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 326 HOLLINGSHEAD LOOP, DAVENPORT, FL 33896.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; (727) 847-8110 (V) in New Port Richey; (352) 521-4274, ext 8110 (V) in Dade City, 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 impaired call 711. The court does not provide transportation and cannot accommodate for this service. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

Dated: August 5, 2024
FLORIDA COMMUNITY LAW GROUP, P.L.
Attorneys for Plaintiff
P.O. Box 292965
Davie, FL 33329-2965
Tel: (954) 372-5298
Fax: (866) 424-5348
Email: jared@fclg.com
By: /s/ Jared Block
Jared Block, Esq.
Florida Bar No. 90297
August 9, 16, 2024 24-01157K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA000659000000 US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST,
Plaintiff, v.

DANIEL M. BLAKE, et al.,
Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated July 19, 2024, issued in and for Polk County, Florida, in Case No. 2024CA000659000000, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and DANIEL M. BLAKE, BECKY S. BLAKE and TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on September 17, 2024, at electronic sale beginning at 10:00 AM, at www.polk.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

LOT 8, BILTMORE SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN

PLAT BOOK 35, PAGES 11 AND 12, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 1014 Biltmore Drive, Winter 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 BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

IMPORTANT
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 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), 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 6th day of August, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
August 9, 16, 2024 24-01173K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION

Case No. 2024CP0019290000XX IN RE: ESTATE OF WILLIAM THOMAS YOUNG, JR.
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of William Thomas Young, Jr., deceased, File Number 2024CP0019290000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830; that the decedent's date of death was April 5, 2024; that the total value of the estate excluding the protected homestead is approximately \$27,000.00 and that the names and addresses of those to whom it has been assigned by such Order are:

Name Address
William Robin Young
726 West Pipkin Road,
Lakeland, Florida 33813
Terry Rushing Hoffman
710 Scenic Hwy #114,
Pensacola, FL 32503
Deborah Elise Young
2201 Pentland Rd.,
Lynn Haven, FL 32444
Clinton Thomas Young
c/o Pasco County Jail,
2101 Central Blvd.,
Land O' Lakes, FL 34637
Stacy Layne Secrest

739 Hase Dr.,
Honolulu, HI 96819
Michael Thomas Young
25797 Hazard Cir.,
Moffat, CO 81143

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 August 9, 2024.

Person Giving Notice:
William Robin Young, Petitioner
726 West Pipkin Road
Lakeland, FL 33813
Attorney for Person Giving Notice:
Daniel Medina, B.C.S., Attorney
Florida Bar Number: 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Ave., Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
August 9, 16, 2024 24-01176K

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION... CASE NO.: 53-2024-CA-002064... NATIONSTAR MORTGAGE LLC, Plaintiff, vs. NELSON JOSE RUIZ AKA NELSON RUIZ, et al, Defendant(s).

telli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024-CC-003151... FOREST RIDGE HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., A Florida Not-For-Profit Corporation, Plaintiff, v. HUGO ALEJANDRO CONTRERAS HERNANDEZ & LYNA MARIA LONDONO VEGA & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter;

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-006559... DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES INC., ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-R1, Plaintiff, VS. BETTY BRYANT; MV REALTY PBC, LLC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on August 27, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 14, OF WILL-O-WOODS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 1, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA005368000000... NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BETTY J. STREMPEK, DECEASED, et al. Defendant(s).

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

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. 532024CA000705000000... UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. HOWARD F. BROWN; UNKNOWN SPOUSE OF HOWARD F. BROWN; CROSS RIVER BANK; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 42, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; SAID SOUTHERLY 8 FEET RUNNING PARALLEL WITH THE COMMON LOT LINE OF LOTS 20 AND 21, BLOCK A, CROOKED LAKE PARK TRACT NUMBER 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 39, PAGE 42, IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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. 2022CA003234000000... CALIBER HOME LOANS, INC., Plaintiff, vs. IAN BUGGS AND ASHLEY BLOCKER, et al. Defendant(s).

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

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION DIVISION CASE NO. 2024CA002025000000... CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. ANITA D. VAZQUEZ, et al., Defendant.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 9-9-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024CP-001881... Division: PROBATE IN RE: THE ESTATE OF DONALD B. BROWN Deceased.

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.

--- PUBLIC SALES ---

THIRD 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 N. CERNIGA, Defendants.

UNKNOWN HEIR OF MERLE E. GILL #2 MERLE E. GILL #2 Amanda Marie Gill 17085 SW 141st Place Archer Florida, 32618 ALL OTHER UNKNOWN HEIRS OF MERLE E. GILL 1175 Lake Lowery Road Haines City FL 33844 RONNY N. CERNIGA 1405 Barberry Lane Bentonville AR 72712

--- PUBLIC SALES ---

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Highland Meadows II Community Development District

The Board of Supervisors (the "Board") of the Highland Meadows II Community Development District (the "District") will hold a public hearing and a meeting on Thursday, August 22, 2024, at 4:30 p.m. at the Shamrock First Baptist Church located at 2661 Marshall Rd., Haines City, Florida.

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 www.highlandmeadows2cdd.com, 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 public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

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

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

August 2, 9, 2024 24-01120K

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-1411
IN RE: ESTATE OF JERRY MAGNESS
Deceased.

The administration of the estate of JERRY MAGNESS, deceased, whose date of death was March 2, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 930 E. Parker Street, Room 240, Lakeland, Florida 33801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
/s/ DELBERT THOMPSON
DELBERT THOMPSON

Attorney for Personal Representative:
 /s/ Shanta Matthews
SHANTA MATTHEWS, Attorney
 Florida Bar Number: 69935
 814 E. Silver Springs Blvd, Suite D
 Ocala, FL 34470
 Telephone: (352) 421-8722
 Fax: (352) 306-3759
 E-Mail: shanta@smatthewslaw.com
 Secondary:
lori@smatthewslaw.com
 August 2, 9, 2024 24-01124K

SECOND INSERTION

NOTICE OF PUBLIC SALE

Affordable secure Storage-Lakeland
 1925 George Jenkins Blvd
 Lakeland, FL 33815
 863-682-2988

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statutes: Self storage act, Sections 83.806 and 83.807. all items

or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.

A04 Andres Hartado
 A07 Mivheal Kirkland
 A08 Kenneth Metz
 A23 Myron Scott
 B01 Michelle Stewart
 C02 Della Downing
 C40 Jeremiah Redder
 M12 Kathy Estes
 M14 Kathy Estes
 Auction date: 09.05.2024
 August 2, 9, 2024 24-01104K

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001572
IN RE: ESTATE OF ADRIAN GABALDON,
Deceased.

The administration of the estate of Adrian Gabaldon, deceased, whose date of death was March 25, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:
Brenda Hancock
 196 Newbern Circle
 Auburndale, Florida 33823
 Attorney for Personal Representative:
 Andrew Ponnock
 Florida Bar Number: 195420
 10100 West Sample Road, 3rd floor
 Coral Springs, FL 33065
 Telephone: (954) 340-4051
 Fax: (954) 340-3411
 E-Mail: andy@ponnocklaw.com
 August 2, 9, 2024 24-01100K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO: 2024CP0016210000XX
IN RE: ESTATE OF RODOLFO TOMAS RIVERA MALDONADO
Deceased.

The administration of the estate of Rodolfo Tomas Rivera Maldonado, deceased, whose date of death was on or about February 14, 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 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 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CIVIL DIVISION
Case #: 2022CA002055000000
DIVISION: 7

JPMorgan Chase Bank, National Association
Plaintiff, -vs.-
Lorenzo B. Cox; Unknown Spouse of Lorenzo B. Cox; United States of America Acting through the Secretary of Housing and Urban Development; Ford Motor Credit Company; Whisper Lake Homeowners Association, Inc.; Unknown Person in Possession of the Subject Property
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA002055000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Lorenzo B. Cox 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 October 4, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 64, WHISPER LAKE II, ACCORDING TO THE MAP

OR THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGE 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF:
 LOGS LEGAL GROUP LLP
 750 Park of Commerce Blvd., Suite 130
 Boca Raton, Florida 33487
 (561) 998-6700
 (561) 998-6707
 22-326790 FC01 CHE
 August 2, 9, 2024 24-01108K

--- ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY,
FLORIDA
CASE NO.: 2024CA002239000000

SEATTLE BANK,
Plaintiff, vs.
UNKNOWN HEIRS,
BENEFICIARIES, DEVEISEES,
SURVIVING SPOUSE, GRANTEES,
ASSIGNEE, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER, OR AGAINST
THE ESTATE OF DELORIS
MONTGOMERY, DECEASED; et
al.,
Defendant(s).

TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of Deloris Montgomery, Deceased
 Last Known Residence: Unknown
 TO: Unknown Heirs, Beneficiaries, Devises, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming An Interest By, Through, Under, Or Against The Estate Of John H. Scott, Jr., Deceased
 Last Known Residence: Unknown
YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in POLK County, Florida:

LOT 9 OF ROCHESTER HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 50, AND THAT PART OF LOT 10, BLOCK E, RIDGECREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 41, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID LOT 9 ROCHESTER HEIGHTS SUBDIVISION, RUN EAST 6 FEET, THENCE NORTHEASTERLY TO A POINT ON RIGHT-OF-WAY LINE OF CONNESTEE COURT, WHICH POINT IS 44.22 FEET SOUTHEASTERLY OF NE CORNER OF SAID LOT 9 MEASURED ALONG SAID RIGHT-OF-WAY LINE, RUN THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 44.22 FEET TO SAID NE CORNER OF SAID LOT 9, THENCE SOUTH ALONG EAST LINE OF SAID LOT 9 TO POINT OF BEGINNING, ALL LYING AND BEING 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 8-23-24, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated on 7-16-2024.
 Stacy M. Butterfield
 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
 1395-1119B
 Ref# 8563
 August 2, 9, 2024 24-01096K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT, IN AND
FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2024CA001398000000

LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
JESUS ANTONIO PEREZ
CAMACHO, et al.,
Defendants.
TO: JESUS ANTONIO PEREZ CAMACHO
 1092 CAMBRIDGE DRIVE, WINTER HAVEN, FL 33881
 ALIANNY CAROLINA SANCHEZ RIVERO
 1092 CAMBRIDGE DRIVE, WINTER HAVEN, FL 33881
YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the following described property:
 LOT 81, LUCERNE PARK RE-

SERVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 43 THROUGH 49, 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 9-6-24, a date at least thirty (30) days after the first publication of this Notice in the (Please publish in THE BUSINESS OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and the seal of this Court this 30 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
 24-01033
 August 2, 9, 2024 24-01130K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2024CA002071000000

CARRINGTON MORTGAGE
SERVICES LLC,
Plaintiff, vs.
THE UNKNOWN HEIRS,
DEVEISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST MARINA MAURAS
SADR A/K/A MARINA MAURAS,
DECEASED, et al,
Defendant(s).

TO:
 THE UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST MARINA MAURAS SADR A/K/A MARINA MAURAS, DECEASED

Last Known Address: Unknown
 Current Address: Unknown
YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 134, PINE LAKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGE 18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
 A/K/A 3335 WREN LANE
 MULBERRY FL 33860

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

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

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

Default Date: 9-6-24
 WITNESS my hand and the seal of this court on this 30 day of July, 2024.

Stacy Butterfield
 Clerk of the Circuit Court
 (SEAL) By: /s/ Ashley Saunders
 Deputy Clerk

Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 AR - 24-008135
 August 2, 9, 2024 24-01118K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 53-2024-CA-001649

UNITED WHOLESALE
MORTGAGE, LLC.,
Plaintiff, vs.
AMANDA RIVERA, et al,
Defendant(s).

TO:
 THE UNKNOWN HEIRS, DEVEISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST OSCAR RIVERA JR. DECEASED
 Last Known Address: Unknown
 Current Address: Unknown
YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in Polk County, Florida:
 LOT 45, TERRALARGO, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 139, PAGE(S) 7 THROUGH 10, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A 1890 ALTAVISTA CIR
 LAKELAND FL 33810

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

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

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

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.

Default Date: 9-3-24
 WITNESS my hand and the seal of this court on this 25 day of July, 2024.

Stacy Butterfield
 Clerk of the Circuit Court
 (SEAL) By: /s/ Ashley Saunders
 Deputy Clerk

Albertelli Law
 P.O. Box 23028
 Tampa, FL 33623
 AR - 24-005809
 August 2, 9, 2024 24-01112K

SAVE TIME
 E-mail your Legal Notice
BusinessObserver
legal@businessobserverfl.com
 LV4680

--- PUBLIC SALES ---

SECOND INSERTION

CHAMPIONS RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (the "Board") for the Champions Reserve Community Development District (the "District") will hold the following public hearings and a regular meeting on

DATE: August 28, 2024
 TIME: 6:00 p.m.
 LOCATION: Polk County Sheriff's Northeast Substation Office
 1100 Dunson Rd.
 Davenport, Florida 33896

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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, the properties to be improved, and the properties benefitted from the O&M Assessments, are all set forth in the Proposed Budget and can be obtained at the offices of the District Manager located at 2005 Pan Am Circle Dr. Suite 300, Tampa, FL 33607, Phone: 656-209-7919.

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:

**Comparison of Assessment Rates
 Fiscal Year 2025 vs. Fiscal Year 2024**

Product	O&M Assessment			Series 2018 Debt Service			Total Assessments per Unit				Units	Prepaid
	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Percent Change	FY 2025	FY 2024	Dollar Change	Percent Change		
Executive	\$308.99	\$308.63	0.12%	\$881.03	\$881.03	0%	\$1,190.02	\$1,189.66	\$0	0%	221	0
											221	0

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Polk County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note, the O&M Assessments do not include any debt service assessments previously levied by the District.

For FY 2025, the District intends to have the County Tax Collector collect the assessments imposed on all benefitted property. 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 County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

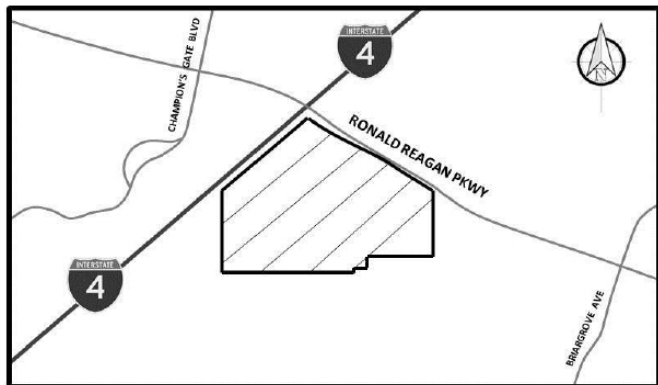
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, 2005 Pan Am Circle Dr. Suite 300, Tampa, FL 33607, at 656-209-7919, during normal business hours. The public hearings and meeting may be continued in progress to a date, time, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's office at 656-209-7919 at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez
 District Manager



August 2, 9, 2024

24-01103K

--- ESTATE ---

SECOND INSERTION

NOTICE OF ADMINISTRATION (intestate) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 2505 IN RE ESTATE OF SCOTT PAUL FOSBINDER, Deceased

The administration of the Estate of SCOTT PAUL FOSBINDER, deceased, File Number 2024 CP 2505, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. 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 affecting 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.

DAVID FOSBINDER

Personal Representative
 ROBERT T. MAGILL, ESQUIRE
 Florida Bar #64371
 MAGILL LAW OFFICES
 Post Office Box 922
 Orlando, Florida 32802
 Telephone: (407) 614-4509
 robert@magill-law.com
 Attorney for Personal Representative
 August 2, 9, 2024 24-01134K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-002447-0000-XX IN RE: ESTATE OF SHERRY KAYE HARRISON, Deceased.

The administration of the estate of SHERRY KAYE HARRISON, 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-002447-0000-XX.

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

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

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

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

Publication Date: August 2 and August 9 2024.
Personal Representative:
 Lorraine Allen
 5820 Jacaranda Ave
 Lakeland, Florida 33809
 Attorney for Personal Representative:
 Victor S. Kostro, Esq.
 Florida Bar No.: 037974
 Victor S. Kostro, P.A.
 701 Thomas Barbour Drive
 Melbourne, FL 32935
 Telephone: (321) 608-4910
 Fax: (321) 806-1395
 Primary Email: vsk@kostrolaw.net
 Secondary Email: kaycer@kostrolaw.net
 August 2, 9, 2024 24-01114K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 2505 IN RE ESTATE OF SCOTT PAUL FOSBINDER, Deceased

The administration of the Estate of SCOTT PAUL FOSBINDER, deceased, whose date of death was July 28, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. 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 unmatrued, 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 unmatrued, contingent, or unliquidated claims, must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

Publication of this Notice first occurred on August 2, 2024

DAVID FOSBINDER

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
 August 2, 9, 2024 24-01133K

SECOND INSERTION

NOTICE TO CREDITORS IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-001191 Division Probate IN RE: ESTATE OF JOANNE COHLIOS, Deceased.

The administration of the estate of Joanne Cohlios, deceased, whose date of death was September 6, 2023 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave. Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP0023880000XX Division PROBATE IN RE: ESTATE OF ARTHUR BISHOP CANNING A/K/A ARTHUR B. CANNING Deceased.

The administration of the estate of ARTHUR BISHOP CANNING A/K/A ARTHUR B. CANNING, deceased, whose date of death was April 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is August 2, 2024.

Personal Representative:

Benjamin D. Canning
 507 Sylvan Avenue
 San Mateo, CA 94403
 Attorney for Personal Representative:
 FEDERICO MOJICA, ESQUIRE
 Attorney for Personal Representative
 Florida Bar Number: 0124187
 LAW OFFICE OF ANNETTE Z.P. ROSS, PL
 871 Venetia Bay Blvd., Ste. 300B
 Venice, FL 34285
 Telephone: (941) 480-1948
 Fax: (941) 480-9277
 E-Mail: federico@arosslawfirm.com
 Secondary E-Mail:
 shawn@arosslawfirm.com
 August 2, 9, 2024 24-01132K

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

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-2539 IN RE: ESTATE OF James Taylor Marshall, Sr. deceased.

The administration of the estate of James Taylor Marshall, Sr., deceased, Case Number : 24CP-2539, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000.

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

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

demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is August 2, 2024.

/s/ James Taylor Marshall, Jr. Personal Representative Address: 1410 Hester Drive, Lakeland, FL 33801

/s/ MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567

Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative August 2, 9, 2024 24-01128K

--- SALES ---

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION CASE NO. 532024CA001386000000 UNITED WHOLESAL MORTGAGE, LLC, Plaintiff, vs. SAMILE DE LA ROSA GOMEZ; HECTOR LUIS CINTRON TORRES; TIVOLI RESERVE PROPERTY OWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed July 11, 2024 and entered in Case No. 532024CA001386000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein UNITED WHOLESAL MORTGAGE, LLC, is Plaintiff and SAMILE DE LA ROSA GOMEZ; HECTOR LUIS CINTRON TORRES; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TIVOLI RESERVE PROPERTY OWNERS ASSOCIATION, INC.; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00 A.M., on August 27, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 58, OF TIVOLI RESERVE

PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 172, PAGE(S) 41, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

This notice is provided pursuant to Administrative Order No.1-21.5.

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 24th day of July 2024. /s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 24-00357 NML V6.20190626 August 2, 9, 2024 24-01097K

SECOND INSERTION

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2023-CA-005646-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. SHERROD ET AL., Defendant(s).

Notice is hereby given that on 8/22/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale the UNIT/USE PERIODS of the following described real property: Count I OLLIE VIOLA SHERROD and STEPHAN A. SHERROD AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF STEPHAN A. SHERROD

An undivided interest 1.923% in unit 0410 in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 51 together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort; according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: AMBASSADOR Count II VIRGINIA DUGGER A/K/A VIRGINIA D. DUGGER A/K/A VIRGINIA D. DUGGER AND CLINTON G. DUGGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF CLINTON G. DUGGER

An undivided interest 1.923% in unit 401 in the Orlando Breeze

Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ("Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number 51 together with an undivided interest in common elements appurtenant thereto of Orlando Breeze Resort; according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Unit Type: AMBASSADOR The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2023-CA-005646-0000-00.

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

If you are a person with a disability who needs any accommodation in 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 26, 2024 JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com August 2, 9, 2024 24-01110K

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 53-2024-CA-000011-0000-00 SILVERLEAF RESORTS, INC. Plaintiff, vs. BARIDEAUX ET AL., Defendant(s).

Notice is hereby given that on 9/3/24 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale of the following described real property: COUNT DEFENDANT(S) I ALEXIS BARIDEAUX An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923% , Use Period No./Unit No. 6/0024, C II JENNIFER FOX An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923% , Use Period No./Unit No. 1/0032, D The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000011-0000-00

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

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

DATED this July 26, 2024. JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com August 2, 9, 2024 24-01111K

and any amendments thereto Interest 1.923% , Use Period No./Unit No. 17/0038, E IV CORNELIUS F SPITZER, SUSAN J SPITZER An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923% , Use Period No./Unit No. 10/0070, H V DONALD WOLF, GRACE E WOLF An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923% , Use Period No./Unit No. 1/0032, D The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000011-0000-00

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

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

DATED this July 26, 2024. JERRY E. ARON, P.A. Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64 West Palm Beach, FL 33407 Telephone (561) 478-0511 jaron@aronlaw.com mevans@aronlaw.com August 2, 9, 2024 24-01111K

RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CA006144000000 CITIZENS BANK, N.A., Plaintiff, vs. HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE; UNKNOWN SPOUSE OF HARVEY E. HORNE, III A/K/A HARVEY EUGENE HORNE, III A/K/A HARVEY E. HORNE A/K/A HARVEY HORNE; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CAVALRY SPV I, LLC AS ASSIGNEE OF CITIBANK, N.A.; DISCOVER BANK; CKS PRIME INVESTMENTS, LLC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated February 2, 2024, and entered in Case No. 2023CA006144000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Citizens Bank, N.A., is Plaintiff and Harvey E. Horne, III A/K/A Harvey Eugene Horne, III A/K/A Harvey E. Horne A/K/A Harvey Horne; Unknown Spouse Of Harvey E. Horne, III A/K/A Harvey Eugene Horne, III A/K/A Harvey E. Horne A/K/A Harvey Horne; United States Of America On Behalf Of The Secretary Of Housing And Urban Development; Cavalry SPV I, LLC As Assignee Of Citibank, N.A.; Discover Bank; CKS Prime Investments, LLC, are Defendants, the Office of the Clerk, Polk County Clerk of the Court will sell via online auction at www.polk.realforeclose.com at 10:00 A.M. on the 5th day of September, 2024, the following described property as set forth in said

Final Judgment, to wit: THE NORTH 120 FEET OF THE WEST 202 (1/2) FEET OF THE SOUTH 240 FEET OF THE NORTH 469 FEET OF THE E (1/2) OF THE W (1/2) OF THE SW (1/4) OF THE NW (1/4) OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 12.5 FEET FOR RIGHT-OF-WAY. Property Address: 873 Peters Road, Bartow, Florida 33830 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 7/29/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FlPleadings@mwc-law.com File No: 23-400264 August 2, 9, 2024 24-01123K

Final Judgment, to wit: THE NORTH 120 FEET OF THE WEST 202 (1/2) FEET OF THE SOUTH 240 FEET OF THE NORTH 469 FEET OF THE E (1/2) OF THE W (1/2) OF THE SW (1/4) OF THE NW (1/4) OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 12.5 FEET FOR RIGHT-OF-WAY. Property Address: 873 Peters Road, Bartow, Florida 33830 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 7/29/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FlPleadings@mwc-law.com File No: 23-400264 August 2, 9, 2024 24-01123K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIRCUIT CIVIL DIVISION CASE NO.: 2023CA000490000000 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Agreed Order on Defendant's Emergency Motion to Cancel Foreclosure Sale entered on July 8, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of August, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RECORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 4243 Coyote Trail, Polk City, FL 33868

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the

Final Judgment, to wit: THE NORTH 120 FEET OF THE WEST 202 (1/2) FEET OF THE SOUTH 240 FEET OF THE NORTH 469 FEET OF THE E (1/2) OF THE W (1/2) OF THE SW (1/4) OF THE NW (1/4) OF SECTION 35, TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS THE WEST 12.5 FEET FOR RIGHT-OF-WAY. Property Address: 873 Peters Road, Bartow, Florida 33830

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

Any person claiming an interest in the surplus funds 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: 7/29/2024 McCabe, Weisberg & Conway, LLC By: Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FlPleadings@mwc-law.com File No: 23-400264 August 2, 9, 2024 24-01123K

SECOND INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA. CIRCUIT CIVIL DIVISION CASE NO.: 2023CA000490000000 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; et al., Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Agreed Order on Defendant's Emergency Motion to Cancel Foreclosure Sale entered on July 8, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of August, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RECORDED IN PLAT BOOK 90, PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 4243 Coyote Trail, Polk City, FL 33868

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.

AMERICANS WITH DISABILITIES 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-009177-1 August 2, 9, 2024 24-01131K

lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

AMERICANS WITH DISABILITIES 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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

Respectfully submitted, /s/ Heather L. Griffiths PADGETT LAW GROUP HEATHER GRIFFITHS, ESQ. Florida Bar # 91444 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-009177-1 August 2, 9, 2024 24-01131K

SECOND INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CC-002118-0000-00 LAKESIDE HILLS ESTATES ASSOCIATION, INC. Plaintiff(s) vs. ESTATE OF DOROTHY RICHARDSON, UNKNOWN SPOUSE OF DOROTHY RICHARDSON, DECEASED, ANY UNKNOWN HEIR(S) OF DOROTHY RICHARDSON DECEASED, UNKNOWN TENANT(S) Defendant(s)

Notice is hereby given that pursuant to a Final Judgment entered on MAY 7, 2024 in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:

Lot 197, of Lakeside Hills Estates, Phase Two, according to the map or plat thereof recorded in Plat Book 55, Page 35, Public Records of Polk County, Florida. Property Address: 1007 Cassandra Lane, Lakeland, FL 33809 to the highest and best bidder for cash,

on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 23RD day of AUGUST, 2024.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 22nd day of July, 2024.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/ Carolyn Mack Deputy Clerk August 2, 9, 2024 24-01122K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION NO. 2023-CP-004757 UCN: 2023CP0047570000XX IN RE: ESTATE OF KATHRYN A. STEINERT, Deceased.

The administration of the Estate of Kathryn A. Steinert, Deceased, whose date of death was May 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division; File Number 2023-CP-004757; the address of which is 255 N. Broadway Avenue, Bartow, Florida, 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this Court WITHIN THREE

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 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 ss. 732.216 - 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

The date of the first publication of this Notice is August 2, 2024. /s/ Peter R. Wallace Peter R. Wallace Personal Representative Post Office Box 30 St. Petersburg, Florida 33731-0030 /s/ Peter R. Wallace Peter R. Wallace Skelton, Willis & Wallace, LLP Attorneys for the Personal Representative 259 Third Street North St. Petersburg, Florida 33701-3818 Telephone: (727) 822-3907 Florida Bar Number 292532 prw@swbvlaw.com stacey@swbvlaw.com August 2, 9, 2024 24-01135K

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2018-CA-002007
DIVISION: 7
Wells Fargo Bank, National Association as successor by merger to Wachovia Bank, National Association
Plaintiff, vs.-
Michael Todd Norris a/k/a Michael T. Norris; Unknown Spouse of Michael Todd Norris a/k/a Michael T. Norris; Clerk of Circuit Court of Polk County, Florida; Unknown Parties in Possession #1, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, If living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2018-CA-002007 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, National Association as successor by merger to Wachovia Bank, National Association, Plaintiff and Michael Todd Norris a/k/a Michael T. Norris 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 September 6, 2024, the following described property as set forth in said Final Judgment, to-wit:

COMMENCE AT A POINT 1854 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 26 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, THENCE RUN N 01°02'00" E, A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING, THENCE RUN N 89°58'08" W, A DISTANCE OF 210.04 FEET, THENCE RUN N 01°03'48" E, A DISTANCE OF 265.00 FEET, THENCE S 89°58'08" E, A DISTANCE OF 100.00 FEET, THENCE S 61°46'57" E, A DISTANCE OF 123.51 FEET; THENCE S 01°02'00" W, A DISTANCE OF 206.69 FEET TO THE POINT OF BEGINNING.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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
17-307238 FC01 WEQ
August 2, 9, 2024 24-01127K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-000678
LAKVIEW LOAN SERVICING, LLC,
Plaintiff, v.
HENRY NAVARRO, et al.,
Defendants.
NOTICE IS hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on September 5, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to-wit:
Lot 116, DINNER LAKE SHORES PHASE THREE, as per plat thereof, recorded in Plat Book 135, Page 33 and 34, of the Public Records of Polk County, Florida.
Property Address: 246 Dinner Lake Place, Lake Wales, FL 33859
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee'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 30th day of July, 2024.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave,
Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
August 2, 9, 2024 24-01126K

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2016-CA-001177
U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST, TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER, TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES, WMABS SERIES 2006-HE3 TRUST,
Plaintiff v.
ALICE MARIE BRUCE A/K/A ALICE BRUCE; ET. AL.,
Defendant(s),
NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure, dated July 18, 2024, in the above-styled cause, the Clerk of Circuit Court Stacy M. Butterfield, CPA, shall sell the subject property at public sale on the 22nd day of August, 2024, at 10:00 a.m. to the highest and best bidder by electronic sale at www.polk.realforeclose.com on the following described property:
LOT 41, HAMILTON SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGE 11, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA.
Property Address: 867 Hanover Way, Lakeland, FL 33813.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated July 25, 2024.
BITTMAN, O'BRIEN & MORAT, PLLC /s/Meghan Keane, Esquire
Meghan Keane, Esquire
Florida Bar No.: 103343
mkeane@bitman-law.com
kimy@bitman-law.com
610 Crescent Executive Ct., Suite 112
Lake Mary, FL 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3116
Attorney for Plaintiff
August 2, 9, 2024 24-01109K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK COUNTY, CIVIL DIVISION
CASE NO.: 2024-CA-000262
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
VICTOR COYT OCEGUERA,
Defendant.
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on July 19, 2024, in Case No. 2024-CA-000262 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein Freedom Mortgage Corporation is Plaintiff, and Victor Coyt Oceguela is Defendant, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 3rd day of September, 2024, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to-wit:
LOT 6, BLOCK "A", LAKE GORDON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 46, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Also known as 122 Gordon Dr, Lake Hamilton, FL 33851.
together with all existing or subsequently erected or affixed buildings, improvements and fixtures.
Any person claiming an interest in the surplus funds 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 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 26th day of July 2024
Sokolof Remtulla, PLLC
By: /s/ Benjamin D. Ladouceur, Esq.
Benjamin D. Ladouceur, Esq.
Bar No: 73863
SOKOLOF REMTULLA, PLLC
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
August 2, 9, 2024 24-01117K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023-CA-005347
BRIDGET BRIGHT,
Plaintiff, vs.
DENISE M. EGERTON, LEONARD E. EGERTON, JACQUELINE WILLIAMS, NATHANIEL EGERTON, AND THE ESTATE OF DEBRA A. JOHNSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST DEBRA A. JOHNSON,
Defendants.
NOTICE is hereby given that a civil action commenced on July 19, 2023, and is now pending as case number 2023-CA-005347 in the Circuit Court in the State of Florida, County of Polk.
The name of the unserved party to the action is:
DANIEL ANDERSON
LAST KNOWN ADDRESSES
485 Blue Hill Ave Apt 9
Dorchester, MA 02121
and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.
This notice shall be published once each week for two consecutive weeks in the Business Observer publication.
Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is P.O. Box 429,

Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of said court at Polk County, Florida on the 30 day of August, 2024.
STACY M. BUTTERFIELD, CPA
AS CLERK OF THE COURT
(SEAL) BY /s/ Ashley Saunders
As Deputy Clerk
/s/Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
P.O. Box 429
Riverview, FL 33569
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
August 2, 9, 2024 24-01138K

SECOND 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.: 24-CA-001324
HHI-NFHB, LLC,
Plaintiff, vs-
THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST MATTIE L. MARTELL, DECEASED; TERRELL GLEN TIMMERMAN; JESSICA TIMMERMAN; CITY OF LAKELAND; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT 1,
Defendants.
TO: JESSICA TIMMERMAN
Whose Residences are: Unknown
Whose Last Known Mailing Addresses are: 522 N. LAKE AVE., LAKELAND, FL 33801
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
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 RECORDED IN PLAT BOOK 6, PAGE(S) 9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
522 N. LAKE AVE., LAKELAND, FL 33801
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 notification 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
August 2, 9, 2024 24-01136K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA004755000000
DIVISION: 15
JPMorgan Chase Bank, National Association
Plaintiff, vs.-
Tony Parkes a/k/a T. Parkes; Unknown Spouse of Tony Parkes a/k/a T. Parkes; Marbella at Davenport Homeowners' Association, Inc.; Unknown Person in Possession of the Subject Property
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004755000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein JPMorgan Chase Bank, National Association, Plaintiff and Tony Parkes a/k/a T. Parkes 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 September 3, 2024, the following described property as set forth in said Final Judgment, to-wit:
LOT 186, MARBELLA AT DAVENPORT, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 142,

PAGE 29 AND 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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
23-328853 FC01 W50
August 2, 9, 2024 24-01107K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO: 2022-CA-1562
LAUREN HUNTER,
Plaintiff, vs.
KAREN HURST aka KAREN A. HURST aka KAREN HURST-BLUE; WESLEY ARNOLD BLUE; THE ESTATE OF JAMES R. HURST, DECEASED; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES R. HURST; THE UNKNOWN HEIRS OF THE ESTATE OF JAMES R. HURST; TENANT #1, TENANT #2, AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,
Defendants.
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on February 6, 2023, in this case in the Circuit Court of Polk County, Florida, the real property described as:
THE SOUTH 264 FEET OF THE EAST 330 FEET OF THE WEST 660 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, ALSO KNOWN AS TRACT 11 OF UNRECORDED LAKE VIEW RANCHES.
TOGETHER WITH A 2003

DOUBLE-WIDE FTWD MOBILE HOME, ID NUMBER FLFL270A29935BH21, TITLE NUMBER 86737035 AND ID NUMBER FLFL270B29935BH21, TITLE NUMBER 8673636686
PROPERTY ADDRESS: 1152 MARTY LANE, BARTOW, FLORIDA 33630
will be sold at public sale, to the highest and best bidder for cash, on-line at www.polk.realforeclose.com, on September 5, 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 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: July 30, 2024
Gregory A. Sanoba, Esquire
Florida Bar No. 955930
Email: greg@sanoba.com
Jose A. Morera II, Esquire
Florida Bar No. 1019265
Email: joe@sanoba.com
THE SANOPA LAW FIRM
422 South Florida Avenue
Lakeland, Florida 33801
Phone: (863) 683-5353
Fax: (863) 683-2237
Attorneys for Plaintiff
August 2, 9, 2024 24-01125K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2023-CA-005347
BRIDGET BRIGHT,
Plaintiff, vs.
DENISE M. EGERTON, LEONARD E. EGERTON, JACQUELINE WILLIAMS, NATHANIEL EGERTON, AND THE ESTATE OF DEBRA A. JOHNSON, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, LIENORS, CREDITORS, OR OTHER CLAIMANTS CLAIMING BY THROUGH, UNDER, OR AGAINST DEBRA A. JOHNSON,
Defendants.
NOTICE is hereby given that a civil action commenced on July 19, 2023, and is now pending as case number 2023-CA-005347 in the Circuit Court in the State of Florida, County of Polk.
The name of the unserved party to the action is:
ERIC MARCLE ANDERSON
LAST KNOWN ADDRESSES
25 Business Street, Apt 1R
Hyde Park, MA 02136
and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.
This notice shall be published once each week for two consecutive weeks in the Business Observer publication.
Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is P.O. Box 429,

Riverview, FL 33569, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of said court at Polk County, Florida on the 30 day of July, 2024.
STACY M. BUTTERFIELD, CPA
AS CLERK OF THE COURT
(SEAL) BY /s/ Ashley Saunders
As Deputy Clerk
/s/Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of Stephen K. Hachey, P.A.
P.O. Box 429
Riverview, FL 33569
Phone: 813-549-0096
E-service: eservice@hacheylawpa.com
August 2, 9, 2024 24-01137K