

POLK COUNTY LEGAL NOTICES

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 2886
IN RE: ESTATE OF
MARTHA H. EVANS
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 Martha H. Evans, deceased, File Number 2024 CP 2886, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow; that the decedent's date of death was March 21, 2024; that the total value of the estate is \$7,494.99 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Gary Hay Evans	722 High Vista Dr. Davenport, FL 33837

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.

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 30, 2024.

Personal Giving Notice:

Gary Hay Evans
722 High Vista Dr.
Davenport, Florida 33837
Attorney for Person Giving Notice
Patrick L. Smith
Attorney
Florida Bar Number: 27044
179 N US Hwy 27,
Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
Aug. 30; Sept. 6, 2024 24-01246K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-0021650000XX
IN RE: ESTATE OF
ANGEL LUIS DEJESUS
Deceased.

The administration of the estate of Angel Luis DeJesus, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Polk County, Probate Division, 255 W. Church Street, 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 the 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.

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

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 30, 2024.

Personal Representative:

/s/ Alex DeJesus
Alex DeJesus
2163 45th Street N.
St. Petersburg, Florida 33713
Attorney for Personal Representative:
/s/ Lyndy C. Jennings
Lyndy C. Jennings, Esq.
Attorney
Florida Bar Number: 908851
Law Offices of Lyndy C. Jennings, P.A.,
330 Pauls Drive,
Suite 212
Brandon, FL 33511
Telephone: (813) 315-8547
E-Mail: ljennings@lyndylaw.com
Aug. 30; Sept. 6, 2024 24-01255K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-002600-0000-XX
Division 14
IN RE: ESTATE OF
JOHN LEON PIASCNIK
Deceased.

The administration of the estate of John Leon Piascik, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or 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 30, 2024.

Personal Representative:

John M. Limper
1407 Timmeridge Loop North
Lakeland, Florida 33809
Attorney for Personal Representative:
L. Caleb Wilson
Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
Aug. 30; Sept. 6, 2024 24-01236K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2024CP0026870000XX
IN RE: ESTATE OF
THEODORE ROGER KAPLAN,
Deceased.

The administration of the estate of THEODORE ROGER KAPLAN, Deceased, whose date of death was July 29, 2023, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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 30, 2024.

SHANNON KAPLAN,

Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
angelica@srblawyers.com
Aug. 30; Sept. 6, 2024 24-01228K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-0024400000XX
Division: Probate
IN RE: ESTATE OF
HENRY HOWARD DEUTCH
Deceased.

The administration of the Estate of Henry Howard Deutch, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorneys 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES 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 30, 2024.

Personal Representative:

Regina Bongiorno
2700 Sylvia Drive
North Bellmore, New York 11710
Attorneys for Personal Representative:
Heidi W. Isenhart
Florida Bar Number: 123714
Email:
hisenhart@shuffieldlowman.com
Cooper M. Powell
Florida Bar Number: 1009227
Email: cpowell@shuffieldlowman.com
Shuffield, Lowman & Wilson, P.A.
1000 Legion Place,
Suite 1700
Orlando, Florida 32801
Telephone: (407) 581-9800
Fax: (407) 581-9801
Secondary E-Mail:
Probateservice@shuffieldlowman.com
Aug. 30; Sept. 6, 2024 24-01237K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-002810-0000-XX
Division 14
IN RE: ESTATE OF
FRANCIS LEO HARNEY III
Deceased.

The administration of the estate of FRANCIS LEO HARNEY III, deceased, whose date of death was October 3, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 200 Government Center Blvd., Lake Alfred, FL 33850. The name and address of the personal representative are: JEFFREY ENOCH MCCRANIE, 1515 Lagoon Road, Lakeland, Florida 33803. The name and address of the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

ALL CLAIMS NOT FILED WITHIN THE 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 30, 2024.

/s/ James M. Flick
James M. Flick
Florida Bar Number: 91075
james@thefloridalawyers.com
kflick@thefloridalawyers.com
Christian Bonta
Florida Bar Number: 1010347
christian@thefloridalawyers.com
service@thefloridalawyers.com
WALKER FLICK
3700 S Conway Rd, Ste 212
Orlando, FL 32812
Telephone: (407) 745-0609
Counsel for Personal Representative
Aug. 30; Sept. 6, 2024 24-01241K

--- PUBLIC SALES ---

FIRST INSERTION

Highland Meadows II Community Development District
Request for Proposals for Annual Audit Services

The Highland Meadows II Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal ending September 30, 2024, 2025, and 2026 with an option for additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of Haines, Florida and has an operating and debt service budget of approximately \$2,070,466.67.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct

audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Larry Krause with Breeze, via email at larry@breezeshome.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by the 16th day of September 2024 at 12:00 noon. Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813.565.4663. Larry Krause, District Manager
August 30, 2024 24-01252K

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 One Tiny Ember located at 120 Nevada Loop Rd, in the County of Polk, in the City of

Davenport, Florida 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 23rd day of August, 2024.
Taylor Faith Krigsman
August 30, 2024 24-01245K

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024CP0024950000XX
IN RE: ESTATE OF:
IVA YOUNG COMBEE
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 Iva Young Combee, deceased, Case Number 2024CP0024950000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830; that the decedent's date of death was May 5, 2024; that the total value of the estate is approximately \$21,523.91 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
The Iva Y. Combee Living Trust	Dated August 9, 2016, Restatement Dated, July 16, 2019, Brian K. Combee, Trustee
5415 Sunset Way North, Lakeland, FL 33805	

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.

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 30, 2024.

Personal Giving Notice:

Brian K. Combee
5415 Sunset Way North
Lakeland, FL 33805
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
Aug. 30; Sept. 6, 2024 24-01240K

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-002855
Division Probate
IN RE: ESTATE OF
JEREMIAH SULLIVAN
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 JEREMIAH SULLIVAN, deceased, File Number 2024-CP-002855, 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 29, 2024; that the total value of the estate is \$37,715.22, and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Steven A. Faulkner, Trustee of the Jeremiah and Mary Elizabeth Sullivan Living Trust dated April 20, 2021	250 S Glen Avenue Lake Alfred, FL 33850

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 petitioner 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The date of first publication of this Notice is August 30, 2024.

Personal Giving Notice:

/s/ Steve Faulkner
ID D1YNQJZ1PMxidfFgMDXmBq
Steven A. Faulkner
250 S. Glen Avenue
Lake Alfred, Florida 33850
Attorney for Person Giving Notice:
/s/ Mary W. Kaplan
Mary Williams Kaplan
Attorney for Petitioner
Florida Bar Number: 069211
640 Dartmouth St.
Orlando, FL 32804
Telephone: (407) 494-6701
Fax: (407) 992-9429
E-Mail: mary@thekapfirm.com
Secondary E-Mail:
service_520@ecf.courtdrive.com
Aug. 30; Sept. 6, 2024 24-01256K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TENTH CIRCUIT COURT
IN AND FOR POLK COUNTY, STATE
OF FLORIDA
PROBATE DIVISION
FILE NO: 24-CP-002135
DIV.: Probate
IN RE: ESTATE OF
ALVIN WALKER,
Deceased.

The administration of the Estate of ALVIN WALKER, deceased, whose date of death was December 30, 1993, File Number 24-CP-002135, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of Court, ATTN: Probate, 7530 Little Road, New Port Richey, FL 34654.

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 has been served must file their claims with this court WITHIN 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 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 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is the 30th day of August, 2024.

/s/ Bobby E. Walker
BOBBY E. WALKER
Personal Representative
/s/ Gerald L. Hemness, Jr.
Gerald L. Hemness, Jr.
Florida Bar # 67695
Of Counsel to
Kenneth Hutto, Esq.
Attorney for Petitioner
842 S. Missouri Ave.
Lakeland, FL 33815
(863) 662-0934 Telephone
Florida Bar No. 693847
Email: ken@huttoassociates.com
Aug. 30; Sept. 6, 2024 24-01247K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
File No. 2024CP0022020000XX
Probate Division
IN RE: ESTATE OF
WALTER KATKOVSKY
Deceased.

The administration of the estate of Walter Katkovsky, deceased, File Number 2024CP0022020000XX, whose date of death was March 7, 2024 is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, Florida, 33831. The name 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 unmaturing, 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 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 30, 2024.

Personal Representative:
Jeffrey Schoendorf
c/o Law Office of
Jeffrey A. Rosenberg, PLLC
5255 North Federal Highway, Ste 306
Boca Raton, FL 33487
Telephone: 561-347-8376
Attorney for Personal Representative:
Jeffrey A. Rosenberg
Florida Bar No. 0734411
Law Office of
Jeffrey A. Rosenberg, PLLC
5255 North Federal Highway, Ste 306
Boca Raton, FL 33487
E-mail: jrose@rosenbergilaw.com
Aug. 30; Sept. 6, 2024 24-01257K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 0012040000XX
IN RE: ESTATE OF
FRANKLIN MCROBIE
Deceased.

The administration of the estate of FRANKLIN MCROBIE, deceased, whose date of death was May 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000 #CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 30, 2024.

Personal Representative:
Sonya McRobie Mayes
6635 Coronet Road
Lakeland, Florida 33811
Attorney for Personal Representative:
Long H. Duong
Attorney
Florida Bar Number: 11857
LD Legal, LLC
11 NW 33rd Court
Winter Haven, Florida 32607
Telephone: (352) 371-2670
Fax: (866) 440-9154
E-Mail: long@ldlegal.com
Aug. 30; Sept. 6, 2024 24-01229K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.:
53-2024-CP-002669-000-00
IN RE: ESTATE OF
DONALD BRIAN GORMAN
Deceased.

The administration of the estate of Donald Brian Gorman, deceased, whose date of death was June 16, 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 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 30th, 2024.

Personal Representative
Lindsey Starr Russell
1717 Austin Lane,
St. Augustine, Florida 32092
Attorney for Personal Representative:
Katrina G. Harden, Esq.
Florida Bar No.: 84240
Law Office of Katrina G. Harden, PLLC
425 Town Plaza Ave.
Ponte Vedra, FL 32081
Telephone: (904) 789-5899
E-mail Address:
law@katrinaharden.com
Aug. 30; Sept. 6, 2024 24-01251K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
Case No. 2024CP0022980000XX
Division: Probate
IN RE: ESTATE OF
ASHLEY RHEA BIANCHI
ROBERTS
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 Ashley Rhea Bianchi Roberts, deceased, Case Number 2024CP0022980000XX, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830, that the decedent's date of death was November 27, 2023; that the total value of the estate is approximately \$532.21 and the name and address of those to whom it has been assigned by such Order is:

Name Address
Amanda Lynn Roberts
P.O. Box 605, Kathleen, FL 33849
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 30, 2024.

Personal Giving Notice:
Amanda Lynn Roberts
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
Aug. 30; Sept. 6, 2024 24-01231K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
Case Number: 24CP-2779
IN RE: ESTATE OF
Simone M. Miranda
deceased.

The administration of the estate of Simone M. Miranda, deceased, Case Number 24CP-2779, 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. 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 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 30, 2024.

/s/
Vincent M. Miranda
Personal Representative
Address: 2112 Farrington Drive
Lakeland, FL 33809

/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
Aug. 30; Sept. 6, 2024 24-01242K

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

May 9, 2024
Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN:
ORLANDO BREEZE RESORT
An undivided fractional fee interest (described below) 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 (described below) 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")

Contract Number: 6545319 - ALDEN GARY ZEITZ ("Owner(s)"), 174 200TH AVE, FAIRMONT, MN 56031, Week 35 in Unit No. 0414/ Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance:

\$59,320.03 / Mtg Doc #2018055836
You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated at 866-714-8679.

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

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

By: Jerry E. Aron, P.A., Trustee,
801 Northpoint Parkway,
Suite 64,
West Palm Beach, FL 33407
Aug. 30; Sept. 6, 2024 24-01227K

--- SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
CASE NO: 53-2023-CA-005164
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE FOR BCAT
2020-3TT,
Plaintiff, vs.
KIMBERLY HARPER A/K/A
KIMBERLY DENECE HARPER
A/K/A KIMBERLY D. HARPER
F/K/A KIMBERLY D. CLIFFORD,
et. al.,
Defendant(s).

NOTICE IS GIVEN that, in accordance with the Amended Consent Final Judgment entered on July 31, 2024 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on September 30, 2024 at 10:00 A.M., at www.polk.realforeclose.com, the following described property:

THE LAND REFERRED TO IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF POLK AND THE STATE OF FLORIDA AND DESCRIBED AS FOLLOWS:
LOT 14, BLOCK A, DINNER LAKE ESTATES UNIT 1 ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
AND
LOT 15 IN BLOCK A OF DINNER LAKE ESTATES, UNIT #1, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 58,

PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS: 1974, MEAD, G13469A AND B, TITLE #S: 13320460 AND 13320461.
Property Address: 14 Robin Ln, 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

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."

Dated: August 27, 2024
/s/ Kelley L. Church
Kelley L. Church, Esquire
Florida Bar No.: 100194
Quinteiros, Prieto, Wood & Boyer, P.A.
255 S. Orange Ave., Ste. 900
Orlando, FL 32801-3454
(855) 287-0240
(407) 872-6012 Facsimile
E-mail: servicecopies@qpwblaw.com
E-mail: kchurch@qpwblaw.com
Attorney for Plaintiff
Matter # FL-002194-23 -
Case # 2023-CA-005164
Aug. 30; Sept. 6, 2024 24-01250K

--- SALES ---

FIRST INSERTION

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

532022CA002824000000
MIDFIRST BANK
Plaintiff, v.
MARILYN J CLEMENTE A/K/A
MARILYN CLEMENTE; MARIANO
BARBOZA; UNKNOWN TENANT
1; UNKNOWN TENANT 2; MV
REALTY PBC, LLC, A FLORIDA
LIMITED LIABILITY COMPANY;
SMART ENERGY, INC. D/B/A
SMART ENERGY
Defendants.

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

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

a/k/a 848 WILDABON AVE,
LAKE WALES, FL 33853-3444

at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, on September 06, 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 23rd day of August, 2024.

eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
/s/ Isabel López Rivera
Isabel López Rivera
FL Bar: 1015906
1000008166
Aug. 30; Sept. 6, 2024 24-01238K

FIRST INSERTION

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

2023CC-007189-0000-00
ORCHID GROVE HOMEOWNERS
ASSOCIATION, INC.,
Plaintiff, vs.
YANARIS RAMOS PAGAN, et al.,
Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/19/2024, in Case No.: 2023CC-007189-0000-00 of the County Court in and for Polk County, Florida, where-in ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and YANARIS RAMOS PAGAN, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www.polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on 9/20/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 240, Orchid Grove, according to the map or plat thereof, as recorded in Plat Book 169, Page(s) 10 through 16, of the Public Records of Polk County, Florida.

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

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

DATED: August 27, 2024
By: /s/Frank J. Lacquaniti
Frank J. Lacquaniti, Esquire
Florida Bar No.: 26347
ARIAS BOSINGER, PLLC
280 W. Canton Avenue, Suite 330
Winter Park, Florida 32789
(407) 636-2549
Aug. 30; Sept. 6, 2024 24-01248K

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.



--- SALES ---

FIRST INSERTION

NOTICE OF SALE

Prepared by and returned to:
Jerry E. Aron, P.A.
801 Northpoint Parkway #64
West Palm Beach, FL 33407

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Ste 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit
DAVID WAYNE AUSTIN and JULIE DARLENE AUSTIN	1204 W SAN ANTONIO ST, BROKEN ARROW, OK 74012 and 1279 MOUNTAIN RD, WASHBURN, MO 65772	35/0404, AMBASSADOR, Contract # 6522548, Fractional Interest 1.923%
SHARON LOUISE HATTON and RICHARD LLOYD HATTON	213 NUBBIN RIDGE TRL, LAKEVIEW, AR 72642	28/0413, AMBASSADOR, Contract # 6523878, Fractional Interest 1.923%
RUSSELL D. KEAR and CAROLYN MICHELLE KEAR	157 VAQUERO RD, CLAYTON, NM 88415	37/0409, AMBASSADOR, Contract # 6536587, Fractional Interest 1.923%
MARVIN S. LEVIN	3100 N LAKE SHORE DR APT 1001, CHICAGO, IL 60657	1/0414, AMBASSADOR, Contract # 6511239, Fractional Interest 1.923%
JENNIFER MARTINSON A/K/A JENNIFER HUTCHINSON MARTINSON	5 MULBERRY LN, WESTFORD, MA 01886	35/0104, AMBASSADOR, Contract # 6840358, Fractional Interest 1.923%
ROGER A. OLESON and MARY K. OLESON	3423 STARE RD, OAKLEY, IL 62501	2/0416, AMBASSADOR, Contract # 6510054, Fractional Interest 1.923%
ALDEN GARY ZEITZ and JODI ERIN ZEITZ	174 200TH AVE, FAIRMONT, MN 56031	35/0414, AMBASSADOR, Contract # 6545319, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the following described real property:

An undivided fractional interest, 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, 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")

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in the Official Records Book and Page of the Public Records of Polk County, Florida. The amount secured by the Mortgage and the per diem amount that will accrue on the amount owed are stated below:

Owner Name	Mtg.- Polk County Clerk of Court Book/Page/Document #	Amount Secured by Mortgage	Per Diem
AUSTIN/AUSTIN	10554, 1954, 2018154689	\$ 15,485.20	\$ 5.42
HATTON/HATTON	10294, 1995, 2017203270	\$ 36,528.57	\$ 8.80
KEAR/KEAR	10350, 1519, 2017247874	\$ 29,575.70	\$ 9.40
LEVIN	10293, 497, 2017201961	\$ 30,930.37	\$ 10.05
MARTINSON A/K/A JENNIFER HUTCHINSON MARTINSON	N/A, N/A, 2022042459	\$ 53,763.62	\$ 16.36
OLESON/OLESON	10284, 1956, 2017195432	\$ 61,731.54	\$ 15.59
ZEITZ/ZEITZ	10423, 662, 2018055836	\$ 59,320.03	\$ 15.40

Notice is hereby given that on October 7, 2024, 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: /s/ Dianne Black
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this August 21, 2024, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

(Notarial Seal) /s/ Sherry Jones
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 215271
My commission expires: 2/28/26

August 30; September 6, 2024

24-01243K

FIRST INSERTION

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

CASE NO. 2022CA003801000000 REVERSE MORTGAGE FUNDING LLC,

Plaintiff, vs. JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated February 02, 2023, and entered in 2022CA003801000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED; JANNIFER CHRISTIAN PIERRE FRANCOIS; UNITED STATES OF AMERICA, ACTING ON BEHALF

OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THEODORA BARNETT 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 September 17, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 39, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 50, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 39 QUEENS CT, FROSTPROOF, FL 33843
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 26 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
21-145342 - MiE
Aug. 30; Sept. 6, 2024 24-01253K

FIRST INSERTION

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

CASE NO. 2024CA000138000000 SPECIALIZED LOAN SERVICING LLC,

Plaintiff, vs. JOSEPH BERGERON, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 19, 2024, and entered in 2024CA000138000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and JOSEPH BERGERON; JPMORGAN CHASE BANK, N.A.; POLO PARK HOME OWNER'S ASSOCIATION, INC. 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 September 17, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 3, BLOCK 9, POLO PARK PHASE 1-B, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 77 PAGES 13 AND 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1987 BARR MANUFACTURED HOME WITH ID NUMBER LFLBA2A & BHO93310271. Property Address: 721 POLO PARK BLVD, DAVENPORT, FL 33897

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 26 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
23-158121 - MiM
Aug. 30; Sept. 6, 2024 24-01254K

FIRST INSERTION

NOTICE OF SALE

Prepared by and returned to:
Jerry E. Aron, P.A.
801 Northpoint Parkway #64
West Palm Beach, FL 33407

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, FL 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name	Address	Week/Unit/Interest/Building
JOHN CHANEY	19 CATSKILL ST, ALBANY, NY 12203	38/0035 Contract # M93664528, Building E, Unit Type: N/A, Fractional Interest 1.923% 21/0022 Contract # M91768308, Building C, Unit Type: N/A, Fractional Interest 1.923% 7/0025 Contract # M92077184, Building D, Unit Type: N/A, Fractional Interest 1.923%
CASSIE CREED and ANDREW SEMPLE	205 BARRACUDA ST, HITCHCOCK, TX 77563	39/0019 Contract # M91724047, Building C, Unit Type: N/A, Fractional Interest 1.923% 43/0010 Contract # M91565130, Building B, Unit Type: N/A, Fractional Interest 1.923% 21/0016 Contract # M92489946, Building B, Unit Type: N/A, Fractional Interest 1.923%
TIMOFEY KOROBKOV and SVETLANA KOROBKOV	37 DEANE ST, CHICOPEE, MA 01020 and 145 MANCHESTER TER, SPRINGFIELD, MA 01108	2117 TEAL BAY BEND LN, LEAGUE CITY, TX 77573
RUSSELL A MASON and VIRGINIA J MASON	PO BOX 4059, DALLAS, TX 75208 and 17708 LOCH LINNHE LOOP, PFLUGERVILLE, TX 78660	3302 HOLLY LN, ROWLETT, TX 75089
ALEXANDER PRICE IV and JENNIFER M PRICE	PO BOX 4059, DALLAS, TX 75208 and 17708 LOCH LINNHE LOOP, PFLUGERVILLE, TX 78660	
JUSTIN T WATKINS and ERIN D WATKINS	PO BOX 4059, DALLAS, TX 75208 and 17708 LOCH LINNHE LOOP, PFLUGERVILLE, TX 78660	

Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property:

An undivided interest as tenant-in-common in and to the above Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (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

The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated below:

Owner Name	Lien Doc #	Assign Doc #	Lien Amt	Per Diem
CHANEY	2023138882	2023141483	\$3,346.26	\$ 0.00
CREED/SEMPLE	2023138882	2023141483	\$4,127.02	\$ 0.00
KOROBKOV/				
KOROBKOV	2023038882	20230141483	\$4,153.79	\$ 0.00
MASON/MASON	2023038882	20230141483	\$4,927.33	\$ 0.00
PRICE IV/PRICE	2023138882	2023141483	\$3,531.57	\$ 0.00
WATKINS/WATKINS	2023038882	20230141483	\$3,784.36	\$ 0.00

Notice is hereby given that on October 7, 2024, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, FL 33801, the Trustee will offer for sale the above described Property.

If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511. In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:
Jerry E. Aron, P.A.
By: /s/ Dianne Black
Print Name: Dianne Black
Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this August 20, 2024, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

(Notarial Seal) /s/ Sherry Jones
Print Name: Sherry Jones
NOTARY PUBLIC STATE OF FLORIDA
Commission Number: HH 215271
My commission expires: 2/28/26

August 30; September 6, 2024

24-01244K

FIRST 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 Granting Motion to Cancel and Reschedule Foreclosure Sale entered on August 15, 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 30th day of September, 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.

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.

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 PROVI-

SION 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.

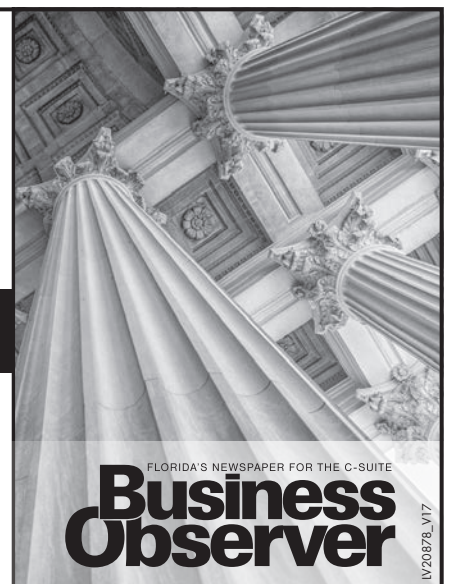
I HEREBY CERTIFY a true and correct copy of the foregoing has been furnished to all parties on the attached service list by e-Service or by First Class U.S. Mail on this 22nd day of August 2024:

Respectfully submitted,
/s/ Betsy Falgas
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
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
Aug. 30; Sept. 6, 2024 24-01233K

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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



--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**

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-002110
MATRIX FINANCIAL SERVICES CORPORATION,**

**Plaintiff, vs.
JOHN HERRON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM T. HERRON;
JOHN HERRON; JOSEPH HERRON; MARGARET WHELAN;
UNKNOWN HEIRS OF WILLIAM T. HERRON; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendants.**

TO: JOSEPH HERRON, 7622 ELMWOOD AVE, PHILADELPHIA, PA, 19153

YOU ARE NOTIFIED that an action to foreclose to the following properties in Polk County, Florida:

LOT 122, HUNTERS RUN PHASE 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 93, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 507 Powder Horn Row, Lakeland, FL 33809 has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 9-30-24, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 8-22-, 2024.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT
(SEAL) By: /s/ Ashley Saunders
DEPUTY CLERK

SOKOLOF REMTULLA, LLP
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

Aug. 30; Sept. 6, 2024 24-01239K

FIRST INSERTION

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

**2024CC-004470-0000-00
LGC ORANGE ACRES RANCH
LLC,**

**Plaintiff, vs.
ESTATE OF WANDA CLARKE,
ALL UNKNOWN PARTIES,
BENEFICIARIES, HEIRS,
SUCCESSORS, DEVISEES, AND
ASSIGNS OF WANDA CLARKE,
JOHNNY JAMES and STATE OF
FLORIDA DEPARTMENT
OF HIGHWAY SAFETY AND
MOTOR VEHICLES,
Defendants.**

TO: Estate of Wanda Clarke

5130 ABC Road

Lot No. 44

Lake Wales, Florida 33859

All Unknown Parties, Beneficiaries, Heirs, Successors, Devisees, and Assigns of Wanda Clarke

5130 ABC Road

Lot No. 44

Lake Wales, Florida 33859

Johnny James

5130 ABC Road

Lot No. 44

Lake Wales, Florida 33859

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

5130 ABC Road, Lot No. 44,

Lake Wales, Florida 33859

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase,

Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS 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 or petition.

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

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

Dated: 8-23-24

Default Date 10-2-24

STACY M. BUTTERFIELD
Polk County Clerk of Court
(SEAL) By: /s/ Ashley Saunders
Deputy Clerk

By: /s/ Ashley Saunders
As Deputy Clerk

Brian C. Chase, Esq.

Plaintiff's attorney

3902 N. Marguerite Street

Tampa, Florida 33603

Aug. 30; Sept. 6, 2024 24-01249K

FIRST INSERTION

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

**Case No.: 2023CA0070160000000
J.P. MORGAN MORTGAGE
ACQUISITION CORP.,**

**Plaintiff, v.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF HELYN M. PITTS, DECEASED;
YVONNE BROWN, AS POTENTIAL
HEIR OF HELYN M. PITTS;
CATHERINE ANGELA SELLERS;
MARIA T. PATE; 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;
UNKNOWN TENANT #1,
Defendant.**

To the following Defendant(s):
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELYN M. PITTS, DECEASED
(RESIDENCE UNKNOWN)

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

THE WEST 54 FEET OF LOT 79 AND THE EAST 20 FEET OF LOT 78, HAVEN HOMES UNIT #3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 11, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA.
a/k/a 2409 W Central Ave, Winter Haven, FL 33880

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before August 26, 2024 a date which is within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

In accordance with the 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 provisions of certain assistance. Please contact the Court Administrator at Polk County Courthouse, 255 North Broadway, Bartow, FL 33831-9000, Phone No. (863) 534-4000 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 18 day of July, 2024.

Stacy M. Butterfield

As Clerk of the Court

(SEAL) By /s/ Asuncion Nieves

As Deputy Clerk

Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324

Aug. 30; Sept. 6, 2024 24-01225K

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. 2024CA002004000000
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 LILLIAN
LOCKE-NEWMAN A/K/A LILLIAN
LOCKE NEWMAN A/K/A LILLIAN
NEWMAN, DECEASED, et. al.
Defendant(s),**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN LOCKE-NEWMAN A/K/A LILLIAN LOCKE NEWMAN A/K/A LILLIAN NEWMAN, DECEASED and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT JOSEPH NEWMAN, DECEASED and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TOM NEWMAN, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property:

THE SOUTH 62 1/2 FEET OF THE NORTH 200 FEET OF LOT 43, BLOCK 2, COUNTRY CLUB ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 10, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9-30-24 / (30 days from Date of 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 or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 22 day of August, 2024.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Ashley Saunders
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

24-175852

Aug. 30; Sept. 6, 2024 24-01235K

FIRST 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 and the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for August 22, 2024, in the above-styled cause, the Clerk of Circuit Court Stacy M. Butterfield, CPA, shall sell the subject property at public sale on the 27th day of September, 2024, at 10:00 am to the highest and best bidder for cash, at www.polk.realforeclose.com on the following described property:

LOT 41, HAMILTON SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-

ED 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 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: August 23, 2024.

BITMAN, O'BRIEN & MORAT, PLLC

/s/Meghan Keane, Esquire

Meghan Keane, Esquire

Florida Bar No.: 103343

mkeane@bitman-law.com

kimy@bitman-law.com

610 Crescent Executive Ct.,

Suite 112

Lake Mary, FL 32746

Telephone: (407) 815-3110

Facsimile: (407) 815-3116

Attorneys for Plaintiff

Aug. 30; Sept. 6, 2024 24-01232K

FIRST INSERTION

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

**CASE NO.: 2023-CA-005115
LAKEVIEW LOAN SERVICING,
LLC,**

**Plaintiff, v.
PAUL E. BOUIYE, et al.,
Defendants.**

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 8, 2024, at 10:00 a.m. ET, via the online auction site at www.polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 40, Queens Cove Phase IV, according to the map or plat thereof, as recorded in Plat Book 127, Page(s) 1 and 2, of the Public Records of Polk County, Florida.

Property Address: 3956 Warbler Drive, Winter Haven, FL 33880

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

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

If the sale is set aside for any reason,

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

If you 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 21st 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 #621185

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

Aug. 30; Sept. 6, 2024 24-01226K

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. 2024CA001594000000
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCAF ACQUISITION TRUST,
Plaintiff, vs.**

**WANDA O'KEEFE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LEE M. WIBERT A/K/A LEE WIBERT, DECEASED, et. al.
Defendant(s),**

TO: UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF BRUCE EUGENE BURNLEY, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: WANDA O'KEEFE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LEE M. WIBERT A/K/A LEE WIBERT, DECEASED, WANDA O'KEEFE,

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND RUN THENCE S 00°26'09" E ALONG THE EAST BOUNDARY THEREOF, 430.00 FEET, THENCE N 90°00'00" W, 200.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE N 90°00'00" W, 217.80 FEET; THENCE S 00°00'00" E, 200.00

FEET; THENCE N 90°00'00" E, 217.80 FEET; THENCE N 00°00'00" E, 200.00 FEET TO THE POINT OF BEGINNING; ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 60.00 FEET OF THE SOUTH 710.00 FEET AND THE NORTH 60.00 FEET OF THE SOUTH 770.00 FEET OF THE EAST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 9-30-24 / (30 days from Date of 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 or petition filed herein.

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

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 22 day of August, 2024.

Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
(SEAL) BY: /s/ Ashley Saunders
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 Congress Ave.,

Suite 100

Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com

24-187105

Aug. 30; Sept. 6, 2024 24-01234K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

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

CASE NO.: 2023-CP-1831

DIVISION: 14</

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO. 2021-CA-003098

BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSS MULLIS, DECEASED, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 31, 2024, and entered in 2021-CA-003098 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 OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and AMANDA MULLIS; WENDY MULLIS; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROSS MULLIS, DECEASED, 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 September 10, 2024, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 5 FEET OF LOT 6 AND ALL OF LOT 7, BLOCK I, ROANOKE HILLS SUB-DIVISION, ACCORDING TO

PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 37, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 829 WASENA AVE, LAKE LAND, FL 33815

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 20 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: fmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-045823 - MiM August 23, 30, 2024 24-01213K

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

CASE NO. 2024CA000163000000

CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. FREDERICK LAMAR BROWN, JR., et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2024, and entered in 2024CA000163000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and FREDERICK LAMAR BROWN, JR.; UNKNOWN SPOUSE OF FREDERICK LAMAR BROWN, JR.; 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 September 10, 2024, the following described property as set forth in said Final Judgment, to wit:

THAT PART OF LOTS 71 AND 72, OF CONVEYANCE LANDING PHASE TWO, AS RE-

SECOND INSERTION

CORDED IN PLAT BOOK 77, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF LOT 72 AND RUN THENCE S 12 DEGREES 21' 17" W, ALONG THE EASTERLY BOUNDARY THEREOF 4.95 FEET TO THE POINT OF BEGINNING; CONTINUE S 12 DEGREES 21' 17" W, ALONG THE EASTERLY BOUNDARY OF LOTS 72 AND 71, A DISTANCE OF 48.61 FEET, RUN THENCE N 76 DEGREES 19' 18" W, 124 FEET, MORE OR LESS, TO THE APPROXIMATE 100 YEAR FLOOD LINE AS SHOWN ON THE PLAT OF CYPRESS LANDING PHASE TWO; RUN THENCE NORTHERLY ALONG SAID APPROXIMATE 100 YEAR FLOOD LINE TO THE INTERSECTION WITH A LINE BEARING N 80 DEGREES 00' 32" W, FROM THE POINT OF BEGINNING; RUN THENCE S 80 DEGREES 00' 32" E, 124 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Property Address: 3966 CYPRESS LINDG W, WINTER HAVEN, FL 33884

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 19 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 23-166624 - NaC August 23, 30, 2024 24-01214K

SECOND INSERTION

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

CASE NO.: 2023CA004145000000

LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on January 3, 2024 in Civil Case No. 2023CA004145000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN

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

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on September 24, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 49, BELLA NOVA - PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 164, PAGES 21 THROUGH 24, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Any person claiming an interest in the 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 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.

Dated this 19 day of August, 2024.

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgepите.com Reason: I am the author of this document Location: Date: 2024.08.19 11:27:29-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail: ServiceMail@aldridgepите.com 1184-1779B August 23, 30, 2024 24-01212K

SECOND INSERTION

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

CASE NO. 53-2024-CA-001065

PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. KAWANYA J BROWN, et al., Defendant.

TO: KAWANYA J BROWN, 6009 LAKE RUTH DR W, DUNDEE, FL 33838 UNKNOWN SPOUSE OF KAWANYA J BROWN, 6009 LAKE RUTH DR W, DUNDEE, FL 33838

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

LOT 3, LAKE RUTH ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE(S) 50 AND 51, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, 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 9-12-2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of said Court on the 5 day of August, 2024.

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

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 23-06218FL August 23, 30, 2024 24-01197K

--- ESTATE ---

SECOND INSERTION

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 ap-

ply, unless a written demand is made by a creditor as specified under section 732.221.

The date of first publication of this notice is August 23, 2024.

Personal Representative: /s/ Jana haddix ID dhLC6L6Xanimwg9TBUfVpEi Jana Haddix 7918 Jailene Drive Wintermere, Florida 34786 Attorney for Personal Representative: /s/ Amal Bello ID 1U8BGXBBeTpHuc7N7JTMzfa Amal Bello Attorney for Petitioner Florida Bar Number: 1038887 Aventus Law Group, PLLC 1095 West Morse Boulevard, Suite 200 Winter Park, Florida 32789 Telephone: (321) 250-3577 Fax: (321) 250-3985 E-Mail: abello@aventuslawgroup.com Secondary E-Mail: ggrant@aventuslawgroup.com August 23, 30, 2024 24-01205K

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION **File No. 2024CP0015280000XX** **Division Probate** **IN RE: ESTATE OF JOHN E. GOWLAND Deceased.**

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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 23, 2024.

Personal Representative: **John Gowland, Jr.** 6997 14th Avenue North St. Petersburg, Florida 33710 Attorney for Personal Representative: Rachel N. Barlow, Attorney Florida Bar Number: 101624 THE DIAMOND LAW FIRM, P.A. 150 2nd Avenue North, Suite 570 St. Petersburg, FL 33701 Telephone: (727) 823-1400 Fax: (727) 999-5111 E-Mail: rachel@diamonddlawflorida.com Secondary E-Mail: eservice@diamonddlawflorida.com August 23, 30, 2024 24-01215K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA **Case No. 2024CP-001877** **Division: Probate** **IN RE: THE ESTATE OF MARIA CALBUREANU Deceased.**

The administration of the estate of MARIA CALBUREANU, deceased, whose date of death was March 26, 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 petitioner and the petitioner'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 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 23, 2024

/s/ Rada Clincea **RADU CLINCEA, Petitioner** /s/ Nattaly Gomez Nattaly Gomez, Esq. Attorney for Radu Clincea Florida Bar Number: 1036183 Patriot Legal Group, 10 Bobby Green Plaza, Auburndale, FL 33823 Telephone: 863-332-2114 E-Mail: Jasmine@patriotlegal.com Secondary E-Mail: Service@patriotlegal.com grant@patriotlegal.com August 23, 30, 2024 24-01219K

SECOND INSERTION

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

CASE NO.:

2023CA-004090-0000-00

LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. FAIRYTALE ESTATES LLC, individually; Defendants.

NOTICE is hereby given pursuant to a Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, dated August 2, 2024, and entered in Case Number: 2023CA-004090-0000-00, of the Circuit Court in and for Polk County, Florida, wherein LEGACY PARK MASTER HOMEOWNERS' ASSOCIATION, INC., is the Plaintiff, and FAIRYTALE ESTATES LLC, individually; is the Defendant, the Polk County Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale on-line at www.polk.realforeclose.com, beginning at 10:00 o'clock A.M. on the 1st day of October, 2024 the following described property as set forth in said Summary Final Judgment of Foreclosure and Award of Attorneys Fees and Costs, to-wit:

Property Address: 638 Kensington Drive, Davenport, Florida 33897

Property Description: Lot 123, HIGHGATE PARK - PHASE ONE, according to the map or plat thereof as recorded in Plat Book 129, Pages 1 through 3 inclusive, of the Public Records of Polk County, Florida.

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, Florida 33801, (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 TDD (863) 534-7777 or Florida Relay Service 711.

/s/ Brian Bress John L. Di Masi Florida Bar No.: 0915602 Patrick J. Burton Florida Bar No.: 0098460 Brian S. Hess Florida Bar No.: 0725072 Helena G. Malchow Florida Bar No.: 0968323 Eileen Martinez Florida Bar No.: 0101537 Eryn M. McConnell Florida Bar No.: 0018858 James E. Olsen Florida Bar No.: 0607703 Rebecca Blechman Florida Bar No.: 0121474 Toby Snively Florida Bar No.: 0125998 DI MASI | BURTON, P.A. 801 N. Orange Avenue, Suite 500 Orlando, Florida 32801 Ph (407) 839-3383 Fx (407) 839-3384 Primary E-Mail: JDLaw@orlando-law.com Attorneys for Plaintiff August 23, 30, 2024 24-01211K

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS

The administration of the estate of Robert Alan Anderson, deceased, whose date of death was April 3, 2024, is pending in the Tenth 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 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 Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statutes Section 732.213-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.221.

Stacy R. Preston, Esq. Attorney for Claudia J. Owen Florida Bar Number: 117902 Orange Blossom Law PLLC 1133 Louisiana Avenue, Suite 116 Winter Park, FL 32789 Telephone: (407) 748-4887 E-Mail: stacy@orangeblossomlaw.com Secondary E-Mail: info@orangeblossomlaw.com August 23, 30, 2024 24-01218K

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 / ACTIONS ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.:
2023-CP-001850-0000-XX
IN RE: ESTATE OF
RICKIE DAVID SHERMAN
Decedent.

The administration of the estate of Rickie David Sherman, decedent, whose date of death was May 7, 2022, is pending in the Circuit Court for Polk County, Florida, Probate Division; the address of which is Clerk of Court, 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.

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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 23, 2024.

Personal Representative:

/s/ Caleb Tice

CALEB TICE4845 Rustic Palm Drive
Mulberry, FL 33860

Attorney for Personal Representative:

/s/ Stephen W. Screnci, Esq.

Stephen W. Screnci, Esq.

Stephen W. Screnci, P.A.

Florida Bar No.: 0051802

6991 N. State Road 7, Suite 201

Parkland, FL 33073

Email: sws@screncilaw.com

August 23, 30, 2024 24-01220K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No. **532024CP0008150000XX**
PROBATE DIVISION
IN RE: ESTATE OF
EDGAR J. LDGAR
Decedent.

The administration of the estate of Edgar J. Lower, deceased, whose date of death was January 9, 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 representatives 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: **24CP-2723**
IN RE: ESTATE OF
Antoinette G. Maddox
deceased.

The administration of the estate of Antoinette G. Maddox, deceased, Case Number 24CP-2723, 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. 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 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 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 23, 2024.

/s/

Clayton Skinner, Jr.**Personal Representative**Address: 10090 Owl Head Circle
Port Charlotte, FL 33981

/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 23, 30, 2024 24-01221K

SECOND INSERTION

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

The date of first publication of this notice is: August 23, 2024.

Jerry Lower**Personal Representative**

28998 CR 97

Stone Creek, OH 43840

Eric. R. Hoonhout, Esq

Attorney for Personal Representative

Florida Bar No. 0087422

Hoonhout Law, Chartered

1219 South East Avenue, Suite 202

Sarasota, FL 34239

Telephone: (941) 237-0099

Email: Eric@hooonhoutlaw.com

August 23, 30, 2024 24-01216K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL
CIRCUIT IN AND FOR POLK
COUNTY, FLORIDA
CASE NO. **2024CA002704**
CHEAP HOME FINDERS, INC.
Plaintiff, vs.
EDWINA ESPELETA
Defendant.

1. This will serve as statutory notice per Florida Statute 49.08 that **CHEAP HOME FINDERS, INC.**, has filed suit against you in Circuit Court of the 10th Judicial Circuit seeking relief under an action to quiet title to real property that exceeds \$15,000.00 in value located in Polk County, Florida.

2. The matter has been assigned case number 532024CA002704. It is pending before Judge **MICHAEL PATRICK MCDANIEL**.

3. The description for the real property involved in the litigation is:

East 35 feet of Lot 5, Block 2, LE ROY PARK according to the map or

plat thereof as recorded in Plat Book 13, Page 19, Public Records of Polk County, Florida

4. The plaintiff is represented by Svetlana Z Nemeroff, Esq., address is 101 SE Ocean Blvd, Suite 102, Stuart, FL 34994.

5. You must file your defenses to this matter not less 60 days after the first publication of notice in The Polk County News.

6. Your defenses should be filed with the Polk County Courthouse, 255 North Broadway Avenue, Bartow, FL 33830 and a copy to Svetlana Z Nemeroff, Esq. /s/ Svetlana Z Nemeroff
Law offices of Svetlana Z. Nemeroff
Svetlana Z. Nemeroff/FL Bar: 103113
sznlaw@gmail.com/
sznemeroff@gmail.com
101 SE Ocean Blvd.,
Suite 102
Stuart, Florida 34994

Telephone: (772) 341 7031

Facsimile: (772) 324 5438

Aug. 23, 30; Sept. 6, 13, 2024

24-01201K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
Case No. **2024CP0027410000XX**
Division: Probate
IN RE: ESTATE OF
LILAH MAE BUTERA
Deceased.

The administration of the Estate of Lilah Mae Butera, deceased, whose date of death was May 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 23, 2024.

Personal Representative:**Dona C. Stone**

5018 Windover Lane

Lakeland, FL 33813

Attorney for Personal Representative:

Daniel Medina, B.C.S., Attorney

Florida Bar Number: 0027553

MEDINA LAW GROUP, P.A.

425 S. Florida Avenue, 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 23, 30, 2024 24-01217K

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN
AND FOR POLK COUNTY, FLORIDA
GENERAL JURISDICTION
DIVISION

**CASE NO. 2024CA002574000000
PHH MORTGAGE CORPORATION,
Plaintiff, vs.**

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHERS
WHO MAY CLAIM AN INTEREST
IN THE ESTATE OF HEATHER
CORNELL, DECEASED, et. al.**
Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HEATHER CORNELL, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 41, SOLIVITA-PHASE IVB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 121, PAGES 2-6 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-002731-0000-XX
IN RE: ESTATE OF
DONNA JOAN LORION
Deceased.

The administration of the estate of Donna Joan Lorion, deceased, whose date of death was August 26, 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.

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.

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

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 23, 2024.

Personal Representative:**Mark Robert Swanson**

Post Office Box 3303

Winter Park, Florida 32790

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 23, 30, 2024 24-01224K

--- PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

June 4, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Silverleaf Resorts, LLC for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN:**ORLANDO BREEZE RESORT**

An undivided fractional fee interest (described below) 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 (described below) 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")

Contract Number: 6536587 -- RUSSELL D. KEAR and CAROLYN MICHELLE KEAR, ("Owner(s)"), 157 VAQUERO RD, CLAYTON, NM 88415, Week 37 in Unit No. 0409 / Unit Type: AMBASSADOR / Building N/A / Fractional Interest 1.923% / Principal Balance: \$29,575.70 / Mtg Doc #2017247874

Contract Number: 6511239 -- MARVIN S. LEVIN, ("Owner(s)"), 3100 N LAKE SHORE DR APT 1001, CHICAGO, IL 60657, Week 1 in Unit No. 0414 / Unit Type: AMBASSADOR / Building N/A / Fractional Interest 1.923% / Principal Balance: \$30,930.37 / Mtg Doc #2017201961

Contract Number: 6510054 -- ROGER A. OLESON and MARY K. OLESON, ("Owner(s)"),
3423 STARE RD, OAKLEY, IL

62501, Week 2 in Unit No. 0416 / Unit Type: AMBASSADOR / Building N/A / Fractional Interest 1.923% / Principal Balance: \$61,731.54 / Mtg Doc #2017195432

Contract Number: 6840358 -- JENNIFER MARTINSON A/K/A JENNIFER HUTCHINSON MARTINSON, ("Owner(s)"), 5 MULBERRY LN, WESTFORD, MA 01886, Week 35 in Unit No. 0104 / Unit Type: AMBASSADOR / Building N/A / Fractional Interest 1.923% / Principal Balance: \$53,763.62 / Mtg Doc #2022042459

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
August 23, 30, 2024 24-01200K

SECOND INSERTION

**NOTICE OF DEFAULT AND
INTENT TO FORECLOSE**

May 9, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN:**ORLANDO BREEZE RESORT**

An undivided fractional fee interest (described below) 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 (described below) 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")

Contract Number: 6523878 -- SHARON LOUISE HATTON and RICHARD LLOYD HATTON, ("Owner(s)"), 213 NUBBIN RIDGE TRAIL, LAKEVIEW, AR 72642, Week 28 in Unit No. 0413 / Unit Type: AMBASSADOR / Fractional Interest 1.923% / Princi-

pal Balance: \$36,407.33 / Mtg Doc #2017203270

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

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

Pursuant to the Fair Debt Collection Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64, West Palm Beach, FL 33407
August 23, 30, 2024 24-01204K

SECOND 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 2001 SKYO mobile home bearing vehicle identification numbers 32620170NA and 32620170NB and all personal items located inside the mobile home. Last Tenant: Deboraah Ann Damiano and Deboraah Ann Damiano a/k/a Deboraah A. Cazares. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700.
August 23, 30, 2024 24-01222K

SECOND INSERTION

Notice Of Public Sale

The following personal property of: Alizandra Laguna Bourzac and Daniel Figueredo Tejeda will on September 17, 2024 at 8:30 a.m. at 1725 Gibsonia-Galloway Rd, Polk County, FL 33810, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109: SKYL 1979 Mobile Home, VIN 0161356N, TITLE NO: 16735390
And all other personal property located therein

Prepared by Tracy McDuffie, 1003 W Cleveland Street, Tampa, FL 33606
August 23, 30, 2024 24-01203K

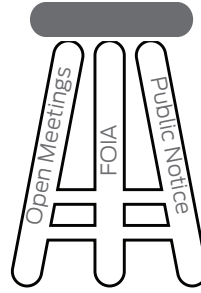
SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business
Observer

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

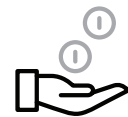


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

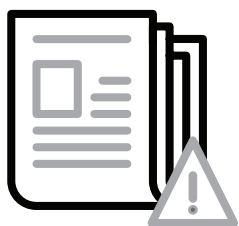
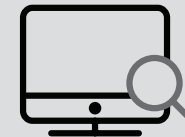
For legal notice listings go to: Legals.BusinessObserverFL.com

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



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

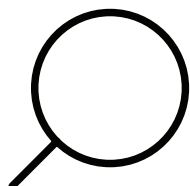


Citizens continue to learn about vital civic matters from newspaper notices.

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

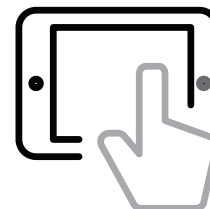
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Land and Water Use
- Meeting Minutes or Summaries
- Creation of Special Tax Districts
- Agency Proposals
- School District Reports
- Proposed Budgets and Tax Rates
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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