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

DECEMBER 20 - DECEMBER 26, 2024

### POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

#### 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 fictitious name of WEDGEWOOD HEALTHCARE AND REHABILITATION CENTER located at: 1487 MCDONALD AVE in the city of BROOKLYN, NY 11230 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11th day of December 2024. OWNER:

WEDGEWOOD OPERATING LLC 1487 MCDONALD AVE BROOKLYN, NY 11230

24-01730K December 20, 2024

#### FIRST INSERTION

#### **Business - Fictitious Name** Notification

Notice is hereby given that SIG Memorial Annex LLC, desiring to engage in business under the fictitious name of Space Shop Self Storage located at 2326 W Memorial Blvd, Lakeland, FL 33815 intends to register the said name in Polk County with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes

December 20, 2024 24-01731K

### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

The following personal property of BRADLEY WAYNE LOWE, if deceased any unknown heirs or assigns, and VICKY D. LOWE will, on January 2, 2025, at 10:00 a.m., at 127 King Drive, Lot #127. Winter Haven, Polk County. Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715,109:

1977 BARR MOBILE HOME, VIN: FLFL2A703330271, TITLE NO.: 0014108565, and VIN: FLFL2B703330271, TITLE NO.: 0014108566

and all other personal property located therein PREPARED BY:

J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-418)

December 20, 27, 2024 24-01748K

### FIRST INSERTION

### Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the Fictitious Name of Custom Trade Printing located at 119 Main Street in the City of Auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of

State, Tallahassee, Florida. Dated this 16th day of December, 2024.

Pranaprint LLC Tejaskumar Patel December 20, 2024

24-01752K

### FIRST INSERTION NOTICE OF PUBLIC SALE

#### Notice is hereby given that 01/03/2025, at 10:30 a.m., following property will be sold at public auction pursuant to F.S. 715.109: A 2000 SKYO mobile home bearing Identification 9T610285MA and 9T610285MB and all personal items located inside the mobile home. Last Tenant: Marlene M. Dugan, Estate of Marlene M. Dugan, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Marlene M. Dugan. Sale to be held

Lot No. 16, Lakeland, Florida 33803, 863-687-3835. December 20, 27, 2024 24-01757K

at: Ariana Village, 1625 Ariana Street.

### FIRST INSERTION

### NOTICE OF PUBLIC SALE

Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 BILT mobile home bearing vehicle identification number BS1100Z and all personal items located inside the mobile home. Last Tenant: Jeffrey Preston and Troy Preston. Sale to be held at: Timber Village MHC, 15130 Timber Village Road, Groveland, Florida 34736, 352-429-4416.

December 20, 27, 2024 24-01758K

### FIRST INSERTION

## NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF

A meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") will be held on Friday, January 3, 2025, at 10:00 a.m. at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at https://www. solterraresortcdd.org/ or by contacting the office of the District Manager c/o Vesta District Services, at (321) 263-0132 or 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

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

District Manager December 20, 2024

24-01729K

### FIRST INSERTION

#### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Fox Branch Ranch Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 15, 2025 9:30 a.m.

PLACE: Holiday Inn Express & Suites - Orlando South

4050 Hotel Drive Davenport, Florida 33897

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road. Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

December 20, 27, 2024

24-01735K

### FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-4244 IN RE: ESTATE OF Zoe Louise Christensen deceased.

The administration of the estate of Zoe Louise Christensen, deceased, Case Number 24CP-4244, 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

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 SER-VICE 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 December 20, 2024.

### Magdalena Christensen Personal Representative Address: 266 Sunshine Drive, Lake Wales, FL 33859

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 December 20, 27, 2024 24-01751K

#### FIRST INSERTION

#### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Hawthorne Mill North Community Development District (the "District") in the City of Lakeland, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 15, 2025

TIME: 9:30 a.m.

PLACE: Ramada by Wyndham Davenport Orlando South

43824 Highway 27 Davenport, Florida 33837-6808

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the

public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at  $(800)\,955-8770$  for aid in contacting the District Office.

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

District Manager

December 20, 27, 2024

24-01736K

### FIRST INSERTION

### PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Peace Creek Village Community Development District ("District") will hold a regular meeting on January 2, 2025 at 1:00 p.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at  $(877)\,276-0889$  at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

December 20, 2024

24-01747K

### FIRST INSERTION

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

File No. 24-CP-3279 Division Probate IN RE: ESTATE OF KATHLEEN MARIE HORN

The administration of the estate of Kathleen Marie Horn, deceased, whose date of death was December 8, 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 attornev 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is December 20, 2024. Personal Representative:

Megan Popiela 624 N. Rensselaer Ave. Griffith, Indiana 46319

Attorney for Personal Representative: Douglas A. Dodson, II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com December 20, 27, 2024 24-01734K

### FIRST INSERTION

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

#### File No. 532024CP0033280000XX IN RE: ESTATE OF MICHAEL BIT-ALKHAS. Deceased.

The administration of the estate of MICHAEL BIT-ALKHAS, deceased, whose date of death was November 3, 2018, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801-1929. The names and addresses of the personal representative and the personal repre-

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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: December 20, 2024. Signed on this 12th day of December,

> SARA FUENTES Personal Representative Post Office Box 127 Polk City, FL 33868

SCOTT W. VIETH Attorney for Personal Representative Florida Bar No. 0059584 MACFARLANE FERGUSON & McMULLEN Post Office Box 1669 Clearwater, FL 33757 Telephone: (727) 441-8966 Email: swv@macfar.com Secondary Email: mlh@macfar.com December 20, 27, 2024 24-01733K

### FIRST INSERTION

NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP-004202-0000-XX

### IN RE: ESTATE OF MALACHI URI MARTINEZ, **Deceased.**TO: VICTOR MARTINEZ Unknown

YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 23, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without

Signed on this 12th day December, 2024.

First Publication in Business Observer on: December 20, 2024. As Clerk of the Court

By: /s/ Michelle Araque (SEAL) As Deputy Clerk Robert D. Hines, Esq., Hines Norman Hines, P.L.,

1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 Dec. 20, 27, 2024; Jan. 3, 10, 2025



941-906-9386

### --- PUBLIC SALES ---

### FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF SPECIAL MEETING OF HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Harmony on Lake Eloise Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING

DATE: JANUARY 15, 2025 TIME: 9:30 a.m. (EST)

LOCATION: Holiday Inn Express & Suites - Orlando South

4050 Hotel Drive Davenport, Florida 33897

NOTE: The District previously conducted an assessment hearing to levy master Debt Assessments, but is re-conducting the hearing in order to account for a change in the methodology.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting certain lands within the District. The Project is described in more detail in the Harmony on Lake Eloise Community Development District Engineer's Report, dated March 9, 2022 ("Engineer's Report"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within various assessment areas, as set forth in the Amended and Restated Master Special Assessment Methodology Report, dated ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it

The District is located entirely within the City of Winter Haven, Florida, and consists of approximately 354.37 acres of land. The site is generally located west of Lake Eloise, north of Eagle Lake Loop, south of Lake Lulu and east of US 17. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

#### **Proposed Debt Assessments**

The proposed Debt Assessments are in the total principal amount of \$73,185,000 (not including interest or collection costs), and are as follows:

Product Type	Total Number of Units	Total Cost Allocation*	Maximum Total Bond Assessments Apportionment	Maximum Bond Assessments Apportionment per Unit	Maximum Anual Principal and Interest Payment per Unit on the Bonds	Maximum Annual Bond Assessments Payment**
SF 20	288	\$10,781,113.23	\$13,752,885.91	\$47,753.08	\$3,469.21	\$3,730.33
SF 40	103	\$4,406,566.12	\$5,621,219.24	\$54,574.94	\$3,964.81	\$4,263.24
SF 40 Rear Load	154	\$6,588,458.09	\$8,404,541.39	\$54,574.94	\$3,964.81	\$4,263.24
SF 50 Rear Load	111	\$5,936,029.61	\$7,572,273.49	\$68,218.68	\$4,956.01	\$5,329.05
SF 50	345	\$18,449,821.76	\$23,535,444.63	\$68,218.68	\$4,956.01	\$5,329.05
SF 60	124	\$7,957,488.34	\$10,150,939.60	\$81,862.42	\$5,947.22	\$6,394.86
SF 80	38	\$3,251,446.85	\$4,147,695.75	\$109,149.89	\$7,929.62	\$8,526.47
Total	1,163	\$57,370,924.00	\$73,185,000.00			

<sup>\*</sup>Amount includes principal only, and not interest or collect costs

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

### RESOLUTION 202503

### [REVISED MASTER ASSESSMENTS]

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

WHEREAS, the Harmony on Lake Eloise Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan ("Project") for all lands within the District ("Assessment Area"), as described in the Engineer's Report, dated March 9, 2022, which is attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") on the Assessment Area, using the methodology set forth in that Amended and Restated Master Special Assessment Methodology Report, dated December 9, 2024, which is attached hereto as Exhibit B, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to

the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

- 2. **DECLARATION OF ASSESSMENTS**. The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- $4.\ DECLARING$  THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.
  - A. The total estimated cost of the Project is \$57,370,924 ("Estimated Cost")
  - ${f B.}$  The Assessments will defray approximately \$73,185,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$5,897,716 per year, again as set forth in Exhibit B.
  - C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method e.g., on the tax roll or by direct bill does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the Assessment Area, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.
- 6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., Assessment Area), with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

### PUBLIC HEARINGS AND MEETING

DATE: January 15, 2025 TIME: 9:30 a.m. (EST)

LOCATION: Holiday Inn Express & Suites - Orlando South 4050 Hotel Drive

Davenport, Florida 33897

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

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

 $10. \ \textbf{CONFLICTS}. \ All \ resolutions \ or \ parts \ thereof \ in \ conflict \ here with \ are, to \ the \ extent \ of such \ conflict, superseded \ and \ repealed.$ 

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

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 9th day of December, 2024.

### ATTEST: HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

/s/Andrew Kantarzhi /s/ Shelley Kaercher Secretary/Assistant Secretary Chair/Vice Chair, Bo

Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated March 9, 2022
Exhibit B: Amended and Restated Master Special Assessment Methodology Report, dated December 9, 2024

Lake Shipp

Lake Eloise

Lake Eloise

Lake Lulu

Lake Eloise

Lake Loop

December 20, 27, 2024 24-01753K



### What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. The West Orange Times carries public notices in Orange County, Florida.

<sup>\*\*</sup>Amount includes principal only, and not interest or collect costs

\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

### --- SALES ---

### FIRST INSERTION

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

Case No. 2024 CA 000017 REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK,

FARID MOGHADASI; SHIRIN MOGHADASI; and UNKNOWN TENANT

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated October 24, 2024, entered in Case No.: 2024 CA 000017 of the Circuit Court in and for Polk County, Florida, wherein FARID MOGHADASI and SHIRIN MOGHADASI, are the Defendants, that Stacy M. Butterfield, the Clerk of Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on JANUARY 17, 2025 by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk. realforeclose.com, on the following described real property as set forth in the

Final Judgment:

LOT 3C, FAIRWAY LAKES,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90,
PAGE 10, PUBLIC RECORDS
OF POLK COUNTY, FLORIDA.
NOTICE IF YOU ARE A PERSON
CLAIMING A RIGHT TO FUNDS
REMAINING AFTER THE SALE,
YOU MUST FILE A CLAIM WITH
THE CLERK NO LATER THAN THE
DATE THAT THE CLERK REPORTS
THE FUNDS AS UNCLAIMED. IF
YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS

#### NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR,  $255\,$  N Broadway Avenue, Bartow, Florida 33830, 863-534-4686, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS THAN SEV-EN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

Florida Bar No. 521078
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwhite@deanmead.com
secondary email:
bransom@deanmead.com
Dean, Mead, Egerton, Bloodworth,
Capouano & Bozarth, P.A.
Attn: Leslie S. White
Post Office Box 2346

By: /s/ Leslie S. White

Leslie S. White, for the firm

IF Orlando, FL 32802-2346 YOU December 20, 27, 2024 24-01740K

### FIRST INSERTION

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

FLORIDA.
CIVIL ACTION
PROBATE DIVISION
Case No. 2024-CP-003638-0000XX
In Re: Estate of

CHRISTOPHER KYLE ABRAMS, Also Known As CHRISTOPHER K. ABRAMS And CHRISTOPHER ABRAMS, Deceased.

ALL CREDITORS and other persons having claims or demands against the estate of the decedent named in the style above are notified hereby that the administration of the estate of the decedent named above is pending in the Probate Division of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. The address of said Court is 255 North Broadway Avenue, Bartow, Florida 33830-3912. The name and address of the personal representative are LANCE K. STAL-NAKER, 1319 Fletcher Avenue West, Tampa, Florida 33612. The name and address of the attorney for said personal representative are stated below. All creditors and other persons having claims or demands against said estate

must file their claims against said estate with the Court on or before the later of the date that is three months after the time of the first publication of this Notice to Creditors or, as to any creditor required to be served with a copy of this Notice to Creditors, 30 days after the date of service on the creditor, or be forever barred. The date of first publication of this Notice to Creditors is December 20, 2024.

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

732.2211, Florida Statutes.
/s/ Lance K. Stalnaker
LANCE K. STALNAKER
Attorney at Law
1319 Fletcher Avenue West
Tampa, Florida 33612
LSTALNAKER2@tampabay.rr.com
(813) 963-6269
Attorney for Personal Representative

Fla. Bar No. 165406 December 20, 27, 2024 24-01756K

FIRST INSERTION

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

PROBATE DIVISION
File No.: 2024-CP-001868
Division: Probate
IN RE: ESTATE OF
CAROLYN DORIS WRIGHT

Deceased. The administration of the estate of Carolyn Doris Wright, deceased, whose date of death was November 21, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway 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

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IN THE
BUSINESS
OBSERVER

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 PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.NOTWITH-STANDING 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 December 20, 2024.

Personal Representative: Aaron Rich

13825 Green Hook Road Aledo, Texas 76008 Attorney for Personal Representative: SOUTHERN ATLANTIC LAW GROUP, PLLC

/s/ Stephen H. Bates Stephen H. Bates Esq. Florida Bar No.: 58197 290 1st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500

Email Addresses: Stephen@southernatlanticlaw.com pleadings@southernatlanticlaw.com Sandy@southernatlanticlaw.com

Attorneys for Petitioner December 20, 27, 2024 24-0174

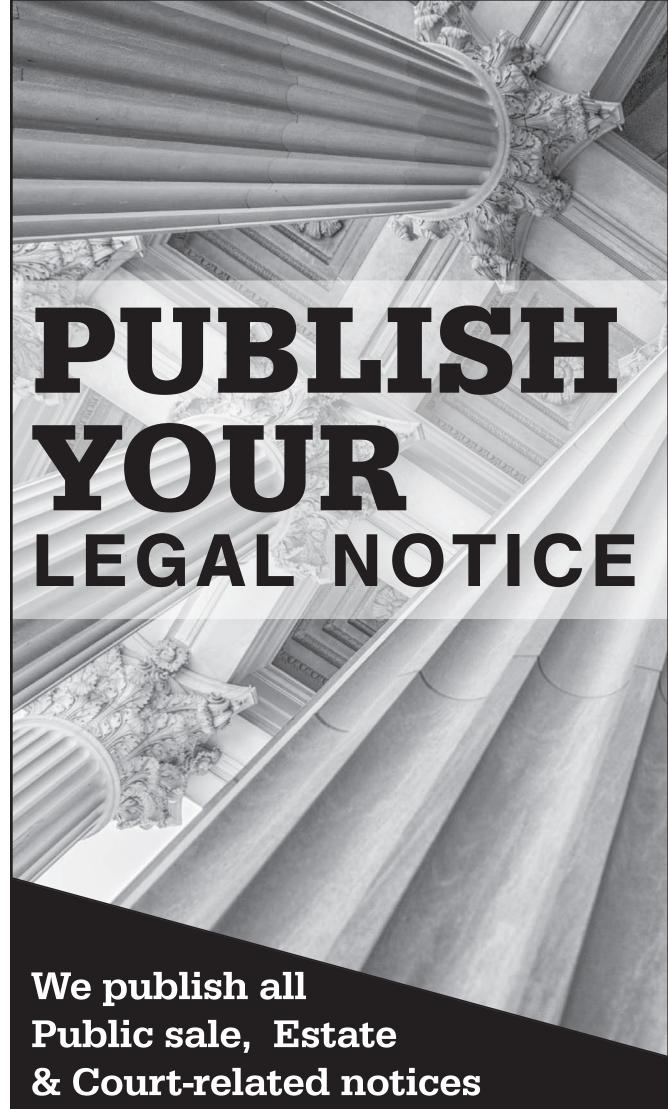
es, applies, or may apply, unless a December 20, 27, 202

941-906-9386 and select the appropriate County name from the menu option

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### --- ACTIONS / SALES ---

CASE NO.

CREDITORS, AND ALL

### FIRST INSERTION

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

DIVISION

CASE NO. 2024CA002300000000 NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING, Plaintiff, vs.

YANNI JUAREZ, et al.,

**Defendant.**NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2024CA00230000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING is Plaintiff and Yanni Juarez, et al.,

are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of January, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 14, BLOCK 135, POIN-CIANA NEIGHBORHOOD 3 VILLAGE 3, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 52. PAGE 19, 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, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 24-10000FL

### FIRST INSERTION

ALONG SAID EAST LINE A

DISTANCE OF 633.43 FEET;

THENCE S89°38'54"W A DISTANCE OF 617.52 FEET

FOR A POINT OF BEGIN-

NING; THENCE CONTINUE

S89°38'54"W A DISTANCE

OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF

1,066.41 FEET TO THE SOUTH

LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17;

THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-

TANCE OF 442.04 FEET TO

THE SOUTHWEST CORNER

OF THE SOUTHEAST 1/4 OF

THE NORTHWEST 1/4 OF

SAID SECTION 17; THENCE N00°07'18"W ALONG THE

WEST LINE OF THE SOUTH-

EAST 1/4 OF THE NORTHWEST

1/4 OF SAID SECTION 17 AND

ITS NORTHERLY EXTEN-

SION A DISTANCE OF 1,377.34

FEET TO A POINT ON SAID

SOUTHERLY RIGHT-OF-WAY

LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE

THE FOLLOWING TWO

(2) COURSES ALONG SAID

WAY LINE: (1) N78°06'01"E A

DISTANCE OF 365.42 FEET;

(2) N75°36'45"E A DISTANCE

OF 142.68 FEET; THENCE

S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE

OF 120.83 FEET; THENCE

S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE

S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE

RIGHT-OF-

A DISTANCE

SOUTHERLY

S73°25'13"E

S00°01'49"W

CONTINUE

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

CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company. Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others,

**Defendants.**TO DEFENDANTS: Patricia J. Wheeler, Edmund Baldi Jr., Maureen A. Ryan,

Robert L. Rivard
YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86. Florida Statutes and Chapter 712. Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE

S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

24-01745K

December 20, 27, 2024

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw. com, on or before January 14, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief de-

manded in the Complaint.
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: DEC 06 2024 Stacy M. Butterfield, CPA Clerk of the Court

(Seal) By: Asuncion Nieves As Deputy Clerk Sidney L. Vihlen, III, Vihlen & Associates, P.A., Plaintiff's attorney, 1540 International Parkway,

Suite 2000, Lake Mary, Florida 32746 December 20, 27, 2024 24-01739K

### FIRST INSERTION OF-WAY LINE OF ERNIE

CADWELL BOULEVARD, AS

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437 AVILA DEVELOPERS, LLC, a Florida limited liability company,

Plaintiff, v. TTC, INC., a Florida corporation, CENTRAL FLORIDA INVESTMENTS, INC., a Florida corporation, POLK COUNTY FLORIDA, a political subdivision of the State of Florida, and others, Defendants.

TO DEFENDANTS: Carol A. Thurston, Carol Lynn Nicholson, Carolyn L. Leidy, Douglas J. Larson, Edwin F. Wright, Glenn V. Mayberry, Jan H. Schmiesing, Jason F. Eager, John R. Cadman./ Cathie J Cadman Revocable Trust, Laverne H. Bobbett, Linda Slusarczyk, Mark S. Reed, Nicholas J. Eager, Nicolas J. Eager, Nicolas Becker, Russell C. Fuller and Deborah A. Fuller, Thelma M. Caldwell Individual and as Trustee, W. Charles Lee Jr, William H.

YOU ARE NOTIFIED that an action for declaratory relief seeking a judicial declaration, pursuant to Chapter 86. Florida Statutes and Chapter 712. Florida Statutes, has filed against you in Polk County, Florida regarding the property with the following legal description, to-wit:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT- RECORD IN OFFICIAL RE- ${\rm CORDS\,BOOK\,7709,\,PAGE\,539,}$ PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A
DISTANCE OF 617.52 FEET
FOR A POINT OF BEGIN-NING; THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH- $EAST \frac{1}{4}OF THE NORTHWEST$ 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD; RUN THENCE THE FOLLOWING TWO
(2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE

S30°31'03"E

S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff 's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@vbvlaw.com, on or before January 14, 2025 and file the original with the clerk of this court either before service on the Plaintiff's attornev or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

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: DEC 06 2024 Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Asuncion Nieves As Deputy Clerk

Sidnev L. Vihlen, III. Vihlen & Associates, P.A., Plaintiff's attorney, 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 December 20, 27, 2024 24-01738K

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

A DISTANCE

OF 128.93 FEET; THENCE

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.

### FIRST INSERTION

NOTICE OF SALE NOTICE IS HEREBY GIVEN pursu-PURSUANT TO CHAPTER 45 ant to an Order or Summary Final IN THE CIRCUIT COURT OF THE Judgment of foreclosure dated De-TENTH JUDICIAL CIRCUIT IN AND cember 6, 2024, and entered in Case FOR POLK COUNTY, FLORIDA. No. 532024CA000030000000 of the Circuit Court in and for Polk County, CIVIL DIVISION Florida, wherein U.S. BANK TRUST 532024CA000030000000 NATIONAL ASSOCIATION, NOT IN U.S. BANK TRUST NATIONAL ITS INDIVIDUAL CAPACITY BUT ASSOCIATION, NOT IN ITS SOLELY AS OWNER TRUSTEE FOR INDIVIDUAL CAPACITY BUT VRMTG ASSET TRUST is Plaintiff and SOLELY AS OWNER TRUSTEE THE UNKNOWN SPOUSES, HEIRS, FOR VRMTG ASSET TRUST, DEVISEES, GRANTEES, CREDI-Plaintiff, vs. THE UNKNOWN SPOUSES, TORS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE ESTATE OF HEIRS, DEVISEES, GRANTEES, RICHARD SBROGNA A/K/A RICH-OTHER PARTIES CLAIMING ARD A. SBROGNA. DECEASED: BY, THROUGH, UNDER OR THE UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES AGAINST THE ESTATE OF RICHARD SBROGNA A/K/A RICHARD A. SBROGNA, CLAIMING BY, THROUGH, UN-DER OR AGAINST THE ESTATE OF DECEASED; THE UNKNOWN SPOUSES, HEIRS, DEVISEES, JOANN D. ANDRESS A/K/A JOANN GRANTEES, CREDITORS, ANDRESS A/K/A JOANN DAUGH-TRY, DECEASED; UNITED STATES OF AMERICA, ON BEHALF OF THE AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER OR AGAINST THE SECRETARY OF HOUSING AND UR-ESTATE OF JOANN D. ANDRESS BAN DEVELOPMENT; MELANIE JO A/K/A JOANN ANDRESS ARNOLD A/K/A MELANIE ARNOLD A/K/A JOANN DAUGHTRY, A/K/A MELANIE ANDRESS; DAVID DECEASED; UNITED STATES ANDRESS A/K/A DAVID RONALD ANDRESS, JR.; RHONDA OLIVER; TERESA ANDRESS; ROBERTA OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING L. SBROGNA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PAR-AND URBAN DEVELOPMENT; MELANIE JO ARNOLD A/K/A MELANIE ARNOLD A/K/A TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A MELANIE ANDRESS; DAVID ANDRESS A/K/A DAVID RONALD ANDRESS, JR.; RHONDA OLIVER; NAMED DEFENDANT TO THIS AC-TERESA ANDRESS; ROBERTA L. TION, OR HAVING OR CLAIMING SBROGNA: UNKNOWN TENANT TO HAVE ANY RIGHT, TITLE OR IN-NO. 1; UNKNOWN TENANT NO. TEREST IN THE PROPERTY HERE-IN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, Clerk of 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY. THROUGH, UNDER OR AGAINST the Circuit Court, will sell to the high-A NAMED DEFENDANT TO est and best bidder for cash online at THIS ACTION, OR HAVING OR www.polk.realforeclose.com a.m., on January 21, 2025, the following CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE described property as set forth in said Order or Final Judgment, to-wit: PROPERTY HEREIN DESCRIBED. LOT 15 OF RAINTREE VIL-

LAGE, ACCORDING TO THE MAP OR PLAT THEREOF RE-CORDED IN PLAT BOOK 65. PAGE 32, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN. In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost

to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Pursuant to Florida 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 12/13/2024.

By: /s/ Sheena M. Diaz Sheena M. Diaz Florida Bar No.: 97907 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1446-194465 / TM1 December 20, 27, 2024 24-01742K

### FIRST INSERTION

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

Defendant(s).

CASE NO. 532024CA002830000000 NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. KATRINA TUFINO; JUSTIN R. PADRON A/K/A JUSTIN R. PADRON RIVERA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated December 4, 2024, and entered in Case No. 532024CA002830000000 of the Circuit Court in and for Polk Coun-ty, Florida, wherein NEWREZ LLC D/B/A/ SHELLPOINT MORTGAGE SERVICING is Plaintiff and KATRINA TUFINO; JUSTIN R. PADRON A/K/A JUSTIN R. PADRON RIVERA ; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DE-FENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-

BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www. polk.realforeclose.com, at 10:00 a.m., on January 21, 2025, the following described property as set forth in said Or-

der or Final Judgment, to-wit:

GRENELEFE TOWNHOUSE AREA TRACT# 33 RIGHT-STARTING AT THE SOUTH-WEST CORNER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 20 EAST, POLK COUNTY, FLORIDA, RUN THENCE NORTH 00°22'58" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 6, A DISTANCE OF 934.08 FEET; THENCE RUN NORTH 89°37'02" EAST, A DISTANCE OF 967.36 FEET FOR THE POINT OF BE-GINNING; SAID POINT LY-ING ON THE EASTERLY RIGHT-OF-WAY OF CAN-TERBURY DRIVE; THENCE RUN NORTH 17°44'32" EAST, ALONG SAID RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 82.00 FEET; THENCE RUN SOUTH 58°45'05" EAST, A DISTANCE OF 110.79 FEET; THENCE RUN NORTH 86°51'35" EAST, A DISTANCE OF 141.80 FEET; THENCE RUN SOUTH 12°03'08" WEST, A DISTANCE OF 96.43 FEET THENCE RUN NORTH 79°57'42" WEST, A DISTANCE OF 248.25 FEET; THENCE RUN NORTH 08°17'12" EAST, A DISTANCE OF 22.88 FEET TO THE POINT OF BEGIN-NING. SUBJECT TO A PARTY-WALL AGREEMENT OVER THE NORTHERLY 0.5 FEET THEREOF.

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

In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

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

DATED December 12, 2024. By: /s/ Lisa A. Woodburn Lisa A. Woodburn Florida Bar No.: 11003 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1496-204885 / SR4 December 20, 27, 2024 24-01743K

## FIRST INSERTION

NOTICE OF SALE IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.

SCRIBED, are Defendants, STACY M.

Case No. 2024 CA 989 21ST MORTGAGE CORPORATION, Plaintiff, vs.

SYLVIA EDWARDS **BRATHWAITE; UNKNOWN** SPOUSE OF SYLVIA EDWARDS **BRATHWAITE**; JAMESHIA MILLS; UNKNOWN SPOUSE OF JAMESHIA MILLS; MAKRIA MILLS; UNKNOWN SPOUSE OF MAKRIA MILLS; and UNKNOWN TENANT

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated November 20, 2024, entered in Case No.: 2024 CA 989 of the Circuit Court in and for Polk County, Florida, wherein SYLVIA EDWARDS BRATHWAITE; JAMESHIA MILLS; MAKRIA MILLS; and UNKNOWN TENANT n/k/a Angel Brathwaite, are the De-

fendants, that Stacy M. Butterfield, the Clerk of Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on JANUARY 21, 2025 by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realfore-

close.com, on the following described real property as set forth in the Final Judgment:

DEERWOOD OR HARRIBEN INVESTMENT CO, PB 4 PG 49 BLK F LOTS 1 & 2, SECTION 24, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA. TOGETHER WITH A 2005

NOBILITY MANUFACTURED HOME BEARING SERIAL NO.'S: N19563A, N19563B AND N19563C.

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

SURPLUS. NOTICE

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH

DISABILITY WHO NEEDS ANY AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N Broadway Avenue, Bartow, Florida 33830, 863-534-4686, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE SCHED-ULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL 711.

By: /s/ Leslie S. White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 primary email: lwhite@deanmead.com secondary email:

bransom@deanmead.com Dean, Mead, Egerton, Bloodworth,

Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346 Orlando, FL 32802-2346 December 20, 27, 2024 24-01744K



FIRST INSERTION

### --- SALES ---

#### FIRST INSERTION

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

CASE NO.: 2023-CA-006247 FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2,AS OWNER OF THE RELATED MORTGAGE LOAN, Plaintiff, vs. HAFIDA MAKDADI, et al,

Defendant(s).
NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated November 21, 2024, and entered in Case No. 2023-CA-006247 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Federal Home Loan Mortgage Corporation, as trustee for Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2017-2,as owner of the Related Mortgage Loan, is the Plaintiff and Hafida Makdadi, Edgehill Community Recreation Association, Inc, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at

online at www.polk.realforeclose.com,

Polk County, Florida at 10:00am EST on the January 7, 2025 the following

described property as set forth in said

Final Judgment of Foreclosure:
A PORTION OF LOTS 322
AND 323 OF CRESCENT ESTATES, SUBDIVISION 1, UNIT A. REPLAT NO. 1, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN THE OFF IS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA, IN PLAT BOOK 63 PAGE 49 BEING MORE PAR-TICULARLY DESCRIBED AS BEGINNING AT THE MOST EASTERLY CORNER OF LOT 322; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE REAR BOUNDARY OF SAID LOT 322 A DISTANCE OF 50.00 FEET; THENCE NORTH 34 DEGREES 22 MIN-UTES 00 SECONDS WEST A DISTANCE OF 92.62 FEET; THENCE NORTHEASTERLY ALONG THE SOUTHEAST- ERLY RIGHT OF WAY LINE ROSEWOOD AND ALONG THE ARC OF A CURVE HAVING ITS ELE-MENTS A CENTRAL ANGLE OF 44 DEGREES 11 MINUTES 27 SECONDS, A TANGENT BEARING OF NORTH 55 DE-GREES 38 MINUTES EAST, RADIUS OF 60.00 FEET, AN ARC LENGTH OF 46.29 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHWESTERLY BOUND-ARY OF LOT 323 A DISTANCE OF 18.67 FEET; THENCE SOUTH 45 DEGREES OF MIN-UTES OO SECONDS EAST ALONG A LINE 20.00 FEET SOUTHWEST OF AND PARALLEL TO THE NORTHEAST-ERLY BOUNDARY OF LOT 323 DISTANCE OF 100.00 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE REAR BOUNDARY LINE OF LOT 323 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

A/K/A 6 ROSEWOOD DR DAV-

ENPORT FL 33837 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed.

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

Dated this 11th day of December, 2024 ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun

Florida Bar Number 016141 IN/23-004733 December 20, 27, 2024 24-01746K

### FIRST INSERTION

#### NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

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

CASE NO.: 2024-CA-002449 ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. HERBY BERNARD,

Defendant(s). Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/4/2024, in Case No.: 2024-CA-002449 of the Circuit Court in and for Polk County, Florida, wherein ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and HERBY BERNARD, 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,

property set forth in the Final Judgment of Foreclosure: Lot 260, 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.

on 1/21/2025, the following described

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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY 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 SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711. DATED: December 11, 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

December 20, 27, 2024 24-01728K

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

CASE NO .: 2024CA-000781-0000-00 U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ERIN ARIELLE SUMPTER; FLORIDA HOUSING FINANCE CORPORATION; TIMOTHY JOHN HARLOW, II; UNKNOWN TENANT IN POSSESSION OF THE

SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically www.polk.realforeclose.com at, 10:00 AM on the 15 day of January, 2025, the following described property as set forth in said Final Judgment, to

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH-WEST 1/4 OF THE SOUTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 23 EAST, LYING AND BEING IN POLK COUNTY, FLORIDA, LESS AND EX-CEPT THE WEST 396.00 FEET AND THE SOUTH 25.00 FEET THEREOE

PROPERTY ADDRESS: 6930 ELEANOR AVE, MULBERRY, FL 33860

IF YOU ARE A PERSON CLAIM-

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

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

Dated this 10 day of December 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq.

Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365

Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516eservice@decubaslewis.com

24-00553

December 20, 27, 2024 24-01754K

### FIRST INSERTION

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

CASE No. 2024CA001763 FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, vs.

AST BROTHERS INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, et. al., Defendants.

NOTICE IS HEREBY GIVEN pursuant  $to\,an\,Order\,or\,Final\,Judgment\,entered\,in$ Case No. 2024CA001763 of the Circuit Court of the 10TH Judicial Circuit in and for POLK County, Florida, wherein, FV-I, INC. IN TRUST FOR MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, Plaintiff, and, AST BROTHERS INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, et. al., are Defendants, Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at WWW.POLK.REALFORECLOSE. COM, at the hour of 10:00 AM, on the 27th day of January, 2025 the following

described property: LOT 31, PHASE 4, HIGH-LANDS RESERVE PHASES 2 & 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 49, PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

### IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 17th day of December GREENSPOON MARDER LLP

TRADE CENTRE SOUTH, SUITE 700 100 WEST CYPRESS CREEK ROAD FORT LAUDERDALE, FL 33309 Telephone: (954) 343 6273 Hearing Line: (888) 491-1120 Facsimile: (954) 343 6982 Email 1:

Karissa. Chin-Duncan@gmlaw.comEmail 2: gmforeclosure@gmlaw.com By: /s/ Karissa Chin-Duncan Karissa Chin-Duncan, Esq. Florida Bar No. 98472  $24\text{-}002533 \ (27528.0423) \ / \ JSchwartz$ December 20, 27, 2024 24-01755K

### --- **ESTATE** ---

#### FIRST INSERTION

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

File No. 2024CP0037720000XX Division 14 IN RE: ESTATE OF

### WINFIELD CHARLES AGUILAR Deceased

The administration of the estate of Winfield Charles Aguilar, deceased, whose date of death was July 16, 2024. is pending in the Circuit Court for Polk County 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.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is December 20, 2024.

#### Personal Representative: Robert Aston Aguilar 604 Twisted Oak Court

Lexington, South Carolina 29073 Attorney for Personal Representative: Scott Wallace Florida Bar Number: 0190969 Wallace & Packer, PL 14201 W. Sunrise Blvd., Suite 203

Sunrise, FL 33323 Telephone: (954) 236-0492 Fax: (954) 236-5437 E-Mail: swallace@floridaelderlaw.com Secondary E-Mail:

pvisbal@floridaelderlaw.com December 20, 27, 2024 24-01737K

### FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023-CA-006409 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST Plaintiff, v.

VACATION RENTALS GROUP, INC, A FLORIDA PROFIT CORPORATION, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents dated December 09, 2024, issued in and for Polk County, Florida, in Case No. 2023-CA-006409, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESI-DENTIAL CREDIT OPPORTUNI-T VIII-B is the Plaintiff. and VACATION RENTALS GROUP, INC, A FLORIDA PROFIT CORPORATION, OLEG PROKOPEV and BAHAMA BAY CONDOMINIUM AS-SOCIATION, INC. are the Defendants.
The Clerk of the Court, STACY

BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on March 10, 2025, at electronic sale beginning at 10:00 AM, at www. polk.realforeclose.com the followingdescribed real property as set forth in said Final Judgment of Mortgage Foreclosure and for Assignment of Leases and Rents, to wit:

UNIT NO. 9302 OF BAHAMA BAY, PHASE 9, A CONDOMIN-IUM, ACCORDING TO THE DECLARATION OF CONDO-

MINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306 AND AS SHOWN IN CONDOMIN-IUM PLAT BOOK 13, PAGE 37, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 114 Providence Promenade, Unit 9302, Davenport, FL 33897 ANY PERSON CLAIMING AN IN

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

### IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this no-tification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service

Dated: This 16th day of December,

Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Jeffrey Seiden Jeffrey M. Seiden, Esq. Florida Bar No.: 57189  $\hbox{E-Mail: Jeffrey@HowardLaw.com}$ December 20, 27, 2024 24-01750K

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

CASE NO.: 2021-CA-003302 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, v. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMIE MICHELLE SPEARS, et al.,

Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on January 31, 2025, at 10:00 a.m. ET, via the online auction site at www. polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

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

Blvd, Lakeland, FL 33813 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

FIRST INSERTION

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 12th day of December, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 24-01732K December 20, 27, 2024



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### Who benefits from legal notices?

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

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

### SUBSEQUENT INSERTIONS

### --- ACTIONS / SALES / ESTATES ---

#### SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2003 MERT mobile home bearing the vehicle identification numbers FLHMBA3683X48706A and FLHMBA3683X48706B and all personal items located inside the mobile home. Last Tenant: Debra Darlene Stanish. Sale to be held at: The

Auburndale, Florida 33823, 863-667-December 13, 20, 2024 24-01724K

0275.

Hamptons, 1094 Highway 92 West,

#### SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at auction pursuant to F.S. 715.109: A 2000 MERT mobile home bearing the vehicle identification numbers FLHMBT123245742A and FLHMBT123245742B and all personal items located inside the mobile home. Last Tenant: David Wayne Gillison Sr. and Kathy Ann Jordan-Gillison. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

24-01720K December 13, 20, 2024

### SECOND INSERTION

#### NOTICE OF PUBLIC SALE

Notice is hereby given that on 12/27/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SUNH mobile home bearing Vehicle Identification Number 442421B2480 and all personal items located inside the mobile home. Last Tenant: Milford Floyd Fredrick, Estate of Milford Floyd Fredrick, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Milford Floyd Fredrick and Melinda Fredrick. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462. December 13, 20, 2024

SECOND INSERTION

#### NOTICE TO CREDITORS RE: PHYLLIS W. HICKLING, Deceased

ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE NAMED DECEDENT

The above-named Decedent, established a Living Trust, entitled PHYLLIS W. HICKLING LIVING TRUST Dated MARCH 13, 2006, died on October 27,

The name(s) and address(es) of the Trustee(s) is/are set forth below. ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's Trust (and/ or estate) must file their claims with the Trustee listed below WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER

The date of the first publication of this Notice is December 13, 2024.

x Wesley D. Winner WESLEY D. WINNER, Trustee 1921 Blazers Trail, Lakeland, FL 33809 863-738-7043

December 13, 20, 2024 24-01697K

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 53-2024-CP-002809 IN RE: ESTATE OF CHRISTINE ADKINSON, Deceased.

The administration of the Estate of CHRISTINE ADKINSON, Deceased, whose date of death was June 22, 2024. is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Box 9000-Drawer CC-4, Bartow, Florida 3381-9000. The names and addresses of the Personal Representatives and the Personal Representatives' attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on

whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3-MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY

THIRD INSERTION

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

> Personal Representative /s/ David J. Heimpold DAVID J. HEIMPOLD 6207 Silver Leaf Lane

Notice is December 13, 2024.

Lakeland, Florida 33813 Attorney for Personal Representative /s/ David Fall DAVID C. FALL Attorney for Petitioner Florida Bar Number: 0105891 P.O. Box 7044 Lakeland, Florida 33807 Telephone: (863) 397-6065 E-Mail: DavidCFallLegal.@gmail.com

24-01705K

December 13, 20, 2024

### NOTWITHSTANDING THE TIME

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

FLORIDA CASE NO.: 2024-CA-4308 S&K BIMINI BAY HOLDINGS LLC, Plaintiff, v. BERKELEY BURKE TRUSTEE CO.

LTD., ON BEHALF OF SINGLE ASSET SIPP REF S. WEST; PONG SHUNG CHAO,

To: BERKELEY BURKE TRUSTEE CO. LTD., ON BEHALF OF SINGLE ASSET SIPP REF S. WEST; PONG SHUNG CHAO

YOU ARE HEREBY NOTIFIED that an action to Quiet Title to real property described as:

NEIGHBOR-POINCIANA HOOD 2 VILLAGE 8 PB 53 PGS 29/43 BLK 829 LOT 2 More commonly known as: 3 Willow Lane, Poinciana, FL 34759 AND POINCIANA NEIGHBOR-HOOD 6 SOUTH VILLAGE 3 PB 54 PGS 43/49 BLK 287 LOT 19 More commonly known as: 1443 Swan Court, Poinciana, FL 34759

has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of your written defenses, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9545 on or before 12-30-2024 and file the original with the Clerk of Court and Plaintiff's attorney, otherwise a default and judgment will be entered against you for the relief demanded.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you,

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

Witness my hand and the seal of this court on this 22 day of Nov, 2024.

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: A. Nieves Deputy Clerk

Alisa Wilkes, Esq. Wilkes & Mee, PLLC 13400 Sutton Park Dr., S, Suite 1204 Jacksonville, FL 32224 Dec. 6, 13, 20, 27, 2024 24-01666K

### THIRD INSERTION

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

CASE No.: 2024CA004335000000 AHMED INVESTMENTS INC.. Plaintiff, vs.

GLENDA FAYE COLLINS, deceased and all others claiming by. through and under GLENDA COLLINS, deceased, Defendant.

TO: GLENDA FAYE COLLINS, deceased and all others claiming by, through and under GLENDA FAYE COLLINS, deceased

l/k/a PO Box 1317 Tampa, FL 33601 YOU ARE NOTIFIED that an action

to quiet the title on the following real property in Polk County, Florida: The West 103 feet of the East

194.0 feet of the North 105.61 feet of the following described

Parcel "D" begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 28 South, Range 24 East, run thence East along the North line thereof a distance of 171.76 feet, run thence South and parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 785.83 feet to the Point of Beginning for this description. Continue thence South and parallel with the West line of said Southeast 1/4 of the Northwest 1/4 a distance of 253.61 feet, run thence East par allel with the North line of said Southeast 1/4 of the Northwest 1/4 a distance of 328.28 feet to the West line of the East 1/4 of the West 1/2 of said Southeast 1/4 of the Northwest 1/4, run thence North along the West line of said East 1/4 of the West 1/2 a distance of 253.61 feet, run thence West and parallel with the North line of said Southeast 1/4 of the Northwest 1/4 a distance of 328.21 feet to the Point of Beginning.

Together with and subject to a private road easement over the following described land of said Parcel "D": The West 25 feet of the South 148 feet of said Parcel "D", and the North 25 feet of the South 173 feet, less the East 91 feet of said Parcel "D" and the West 15 feet of the East 106 feet of the North 34 feet of the South 148 feet of said Parcel "D". a/k/a 1427 Combee Ln, Lakeland, FL

Together with a 1976 Piedmont doublewide mobile home, VIN # 0667172834A and VIN # 0667172834AB; Title # 13509366 and Title # 13509368; RP #12444746 and RP # 12444748.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before January 1, 2025 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.

### IMPORTANT

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, 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 25 day of November, 2024

Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: A. Nieves As Deputy Clerk J.D. Manzo,

of Manzo & Associates, P.A. Plaintiff's attorney, 4767 New Broad Street Orlando, FL 32814, telephone number (407) 514-2692 Dec. 6, 13, 20, 27, 2024 24-01665K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-3778 Division Probate IN RE: ESTATE OF WILLIAM ROBERT SEIBERT a/k/a W.R. SEIBERT

Deceased. The administration of the Estate of William Robert Seibert, deceased, whose date of death was July 30, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division. the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 13, 2024.

#### Personal Representative: Kelly L. Seibert 3575 Raleigh Drive

Winter Haven, Florida 33884 Attorney for Personal Representative: Andrew M. Berland, Esq. E-mail Addresses: andrew@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 December 13, 20, 2024 24-01717K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023-CP-004310 IN RE: ESTATE OF JOSEPHINE R. BORGES, Deceased.

The administration of the estate of JOSEPHINE R. BORGES, deceased, whose date of death was September 30, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL, 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 13, 2024.

#### Personal Representative[s]: THERESA BUTLER

c/o K. Wade Boyette, Esquire Attorney for Personal Representative  $\lceil s \rceil$ : K. WADE BOYETTE, JR., Esquire Florida Bar No. 0977111 **BOYETTE, CUMMINS &** NAILOS, PLLC 1635 E. Highway 50, Suite 300 Clermont, FL 34711 Telephone: 352-394-2103 Fax: 352-394-2105 Email: wboyette@bcnlawfirm.com pwheeler@bcnlawfirm.com December 13, 20, 2024 24-01707K

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-3860 IN RE: ESTATE OF

Ambrose "Sonny" Norman Rieger deceased.

The administration of the estate of Ambrose "Sonny" Norman Rieger, deceased, Case Number 24CP-3860, 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.

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

The date of first publication of this notice is Dec. 13, 2024.

### Renee Cronin Personal Representative Address: 9202 Lehall Square West,

Lakeland, FL 33810 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 December 13, 20, 2024

### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2023 CP 003523 IN RE: ESTATE OF

# BEVERLY JUNE OLIVER

**Deceased.**The administration of the estate of Beverly June Oliver, deceased, whose date of death was August 16, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is December 13, 2024.

### Personal Representative: /s/ Lisa N. Summerall Lisa N. Summerall 5 Oakwood Rd

Winter Haven, Florida 33880 Attorney for Personal Representative: /s/ Patrick L. Smith 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: nicole@attorneypatricksmith.com December 13, 20, 2024 24-01696K

### SECOND INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001156 IN RE: ESTATE OF PAMELA JEAN KEENE a/k/a PAMELA J. KEENE

a/k/a PAMELA KEENE,

Deceased.

NOTICE TO CREDITORS

The administration of the Estate of Pamela Jean Keene a/k/a Pamela J. Keene a/k/a Pamela Keene, deceased, whose date of death was October 27, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division. the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Repre-

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

sentative's Attorney are set forth below

this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent

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

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

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

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

The date of first publication of this notice is December 13, 2024.

#### Personal Representative: Dana Johnson 1229 Marrick Drive

Lakeland, Florida 33815 Attorney for Personal Representative: Ashly Mae Guernaccini, Esq. Florida Bar Number: 1022329 314 S. Missouri Avenue, Suite 201 Clearwater, Florida 33756 Telephone: (727) 477-2255 Fax: (727) 234-8024 E-Mail: ashly@atcauselaw.com Secondary E-Mail: ashley.cribbis@atcauselaw.com

December 13, 20, 2024 24-01695K

### PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386** and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



### --- ACTIONS / SALES ---

POLK COUNTY

#### SECOND INSERTION

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

Case No. 2023-CA-005799 CORPORACION HOSPITALARIA DEL ZULIA, LLC, a Florida limited liability company, as assignee for NO LIMIT MORTGAGE SOLUTIONS, INC., a Florida corporation, Plaintiff, v.

DORA AMENEIRO MARTINEZ a/k/a DORA AMENEIRO; ERNESTO MARTINEZ; BRADFORD EMMER, TRUSTEE; EQUITYMAX, INC., PENSION PLAN; EQUITYMAX, INC. 401(k) PLAN; FAMILY FIRST FUNDING, LLC, a limited liability company, OBX 2021-NQM1 TRUST c/o WILMINGTON SAVINGS **FUND SOCIETY, FBS, and THE** UNKNOWN TENANT, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Foreclosure entered by the Court on the 4th day of December, 2024, (the "Judgment"), in Case No. 2023-CA-005799, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein OBX 2021-NQM1 Trust c/o Wilmington Savings Fund Society, FSB is the counterclaim and crossclaim plaintiff, Corporacion Hospitalaria Del Zulia, LLC, as assignee for No Limit Mortgage Solutions, Inc. is the counterclaim defendant, Ernesto Martinez is a defaulted crossclaim defendant, and Bradford N. Emmer, as Trustee, Equitymax, Inc., Pension Plan; Equitymax, Inc. 401(K) Plan c/o Tepps Treco; and, State of Florida are crossclaim defendants, and pursuant to Administrative Order 3-15.13, that Stacy M. Butterfield, Clerk of the aforesaid Court, will on January 8, 2025 at 10:00 o'clock a.m. Eastern Standard Time, offer for sale and sell to the highest and best bidder for cash by electronic sale online at www. polk.realforeclose.com the following described property, as set forth in the Uniform Final Judgment of Mortgage Foreclosure, situated and being in Polk County, Florida, to wit:

PARCEL 1: A PORTION OF BOTH THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30 AND OF THE NORTH-WEST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 29, ALL LYING IN TOWNSHIP 28 SOUTH, RANGE 28 EAST, OF POLK COUNTY, FLORIDA; FURTHER DESCRIBED AS FOLLOWS:

Beginning at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 28 South, Range 28 East; run thence N89°27'56"E, along the North boundary of said 1/4 Section a distance of 165.01 feet; thence S00°04'34"E, parallel to the West boundary of said 1/4 Section, a distance of 15.00 feet; thence S89°27'56"W a distance of 30.00 feet; thence S00°04'34"E a distance of 424.74 feet; thence S89°59'34"W a distance of 795.00 feet; thence N00°04'34"W, parallel to the West boundary of said 1/4 Section, a distance of 438.50 feet; thence N 89°59'34"E, a distance of 660.00 feet returning to the Point of Beginning.

TOGETHER WITH: An Ingress, Egress and Utility easement across the North 30 feet of the following 10 acre parcel:

The North 880 feet of the East 495 feet of the West 660 feet of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 28 South, Range 28 East of Polk County, Florida.

PARCEL 2: THE EAST 165 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 114 OF SUNRISE

EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 330 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 115 OF SUNRISE EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 495 FEET OF THE SOUTH 1/2 OF THE NE 1/4,

LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK

COUNTY, FLORIDA. A/K/A LOT 116 OF SUNRISE

EAST (UNRECORDED) THE WEST 165 FEET OF THE EAST 660 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 117 OF SUNRISE EAST (UNRECORDED)

THE WEST 160 FEET OF THE EAST 820 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 118 OF SUNRISE EAST (UNRECORDED)

THE WEST 170 FEET OF THE EAST 990 FEET OF THE SOUTH 1/2 OF THE NE 1/4, LESS THE NORTH 990 FEET THEREOF, IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 119 OF SUNRISE EAST (UNRECORDED) PARCEL 3:

THAT PART OF THE NORTH 150 FEET OF THE WEST 3/4 OF THE NE 1/4 OF THE SE 1/4, LYING EAST OF A LINE WHICH IS 990 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SEC-TION, LESS THE EAST 330 FEET OF THE WEST 3/4 IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA.

A/K/A LOT 120 OF SUNRISE EAST (UNRECORDED) PARCEL 4:

THAT PART OF THE SOUTH 150 FEET OF THE NORTH 450 FEET OF THE WEST 3/4 OF THE NE 1/4 OF THE SE 1/4, LYING EAST OF A LINE WHICH IS 990 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SEC-TION, LESS THE EAST 330

FEET OF THE WEST 3/4 IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 28 EAST OF POLK COUNTY, FLORIDA. A/K/A LOT 126 OF SUNRISE EAST (UNRECORDED)

Property Address: 54 Ranch Trail Road, Haines City, FL 33844

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

THE COURT, IN ITS DISCRE-TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Respectfully submitted, AKERMAN LLP By:/s/ Katherine E. Shepard HEATHER L. FESNAK Florida Bar No. 85884 Primary Email: heather.fesnak@akerman.com Secondary Email: marykay.siegel@akerman.com KATHÉRINE E. SHEPARD Florida Bar No. 1011586 Primary Email: katie.shepard@akerman.com Secondary Email: marykay.siegel@akerman.com 401 E. Jackson Street, Suite 1700 Tampa, FL 33602-5250 Telephone: 813-223-7333 Facsimile: 813-223-2837 Counsel for defendant OBX Trust

79100274;2 December 13, 20, 2024

#### SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-004632 Atomic Loans, LLC,

Plaintiff, v. Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, Unknown Spouse of Angel Luis Pagan a/k/a Angel Luis Pagan Alvarado, and Unknown

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to a Summary Final Judgment entered on March 6, 2024 and December 5, 2024 Order Rescheduling Foreclosure Sale in CASE NO. 2023-CA-004632 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, the Parties are identified as Plaintiff, ATOMIC LOANS, LLC against Defendants, ANGEL LUIS PAGAN A/K/A AN-GEL LUIS PAGAN ALVARADO, UN-KNOWN SPOUSE OF ANGEL LUIS PAGAN A/K/A ANGEL LUIS PAGAN ALVARADO, AND UNKNOWN TEN-ANT, that:

The Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash by electronic sale beginning at 10:00 a.m. on January 9, 2025 at: www.polkrealforeclose.com the following described real property as set forth in said Judgment, to wit:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE EAST 20 FEET FOR ROAD RIGHT-OF-WAY, OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 27 EAST, OF POLK COUNTY, FLORIDA. Parcel ID: 27-28-13-000000-

022110 The address of which is: 1890

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

Tyner Road, Haines City, Florida

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

Dated this 10 day of December 2024. /s/ William A. Treco William A. Treco, Esquire

Tepps Treco 499 NW 70 Avenue, Suite 112 Plantation, Florida 33317 954-565-3231 william@teppstreco.com

Florida bar No: 89409 24-01716K December 13, 20, 2024

### SECOND 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.: 2024CC000086

LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION.

Plaintiff, vs.
JAMICHAEL AGUSTUS THOMAS, et al.; Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 12/5/2024, in Case No.: 2024CC000086 of the County Court in and for Polk County, Florida, wherein LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JAMICHAEL AGUSTUS THOMAS, 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 1/9/2025, the following described property set forth in the Final Judgment

of Foreclosure: Lot 47, Lakes at Laurel Highlands Phase 1B, according to the map or plat thereof, as recorded in Plat Book 160, Page(s) 38 through 43, inclusive of the Public Records of Polk County,

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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

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

DATED: December 11, 2024 By: /s/Sonia A. Bosinger Sonia A. Bosinger, Esquire Florida Bar No.: 55450

ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549

December 13, 20, 2024 24-01727K

### THIRD INSERTION

### NOTICE OF ACTION

THE CIRCUIT COURT OF THE TENTH JUDICAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA. CASE NUMBER: 2024-CA-002919 SOUTHERN GRAPHIC DESIGNS, INC., a Florida for-profit corporation Plaintiff, v.

SUK B. LIM Defendant. TO: SUK B. LIM 30 BRYSON LANDING SW LILBURN, GA 30047 YOU ARE NOTIFIED that an action

to QUIET TITLE TO REAL PROP-ERTY on the following residential real property in, Florida:

Lot 5, in Block 8, L.N. PIPKINS ADDITION TO MULBERRY, according to the map or plat thereof, recorded in Plat Book 1, Page 73, Public Records of Polk County, Florida.
Parcel id. 23-30-01-144-110-

008050 Property Address: 1st AVENUE

NE, MULBERRY, FL 33860 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on the plaintiff's attorney, whose name and address are:

Berry J. Walker, Jr., Esquire Florida Bar No. 0742960 Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714Phone: 407-478-1866 Fax: 407-478-1865 E-Mail Address: berryw@walkerandtudhope.com Alt. E-Mail:

suzzette@walkerandtudehope.com on or before January 1, 2025, 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 Nov. 25, 2024 Stacy M. Butterfield, as Clerk of the Court By:/s/Ascuncion Nieves As Deputy Clerk

Berry J. Walker, Jr., Esquire Florida Bar No. 0742960 Walker & Tudhope, P.A. 225 South Westmonte Drive, Suite 2040 Altamonte Springs, FL 32714 Phone: 407-478-1866 Fax: 407-478-1865 E-Mail Address: berryw@walkerandtudhope.com Secondary E-Mail: suzzette@walker and tudhope.comDec. 6, 13, 20, 27, 2024 24-01685K

### 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.: 2023CA004414000000 LAKEVIEW LOAN SERVICING,

Plaintiff, VS. JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VILLAGES, INC. POINCIANA NEIGHBORHOOD ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS

Defendant(s)

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on August 22, 2024 in Civil Case No. 2023CA004414000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VIL-LAGES, INC.; POINCIANA NEIGH-BORHOOD ASSOCIATION INC.: UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR: ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants.

terfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on January 14, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judg-

ment, to wit: LOT 3, BLOCK 94, POINCI-ANA NEIGHBORHOOD 3 VIL-LAGE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. IMPORTANT

ing or voice impaired, call 711.

Dated this 15th day of November,

ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delrav Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 Digitally signed by Zachary Ullman Date: 2024.11.15 14:08:04-05'00' By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1563B

The Clerk of the Court, Stacy M. But-TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Plaintiff, vs.

Any person claiming an interest in the surplus from the sale, if any, other than

AMERICANS WITH DISABILI-TIES 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 hear-

December 13, 20, 2024 24-01704K

## SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE

CASE NO. 2023CA006959000000 ARC POOL 1, LLC

IAIN BOWMAN; LINDA BOWMAN; POINEER FAMILY HOLDINGS LLC; TUSCAN RIDGE MASTER HOMEOWNERS ASSOCIATION, INC.: POLK COUNTY, FLORIDA; COUNTRYSIDE AT TUSCAN RIDGE HOMEOWNERS ASSOCIATION, INC.;

Defendants
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated December 4, 2024, and entered in Case No. 2023CA006959000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. ARC POOL 1, LLC, is Plaintiff, and IAIN BOWMAN; LINDA BOWMAN; POINEER FAMILY HOLDINGS LLC; TUSCAN RIDGE MASTER HOMEOWNERS ASSOCIATION, INC · POLK COUNTY FLORIDA COUNTRYSIDE AT TUSCAN RIDGE HOMEOWNERS ASSOCIATION, INC., are defendants. Stacv M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.polk.realforeclose. com at 10:00 a.m., on the 8TH day of JANUARY, 2025, the following described property as set forth in said

Final Judgment, to wit: LOT 95, TUSCAN RIDGE PHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGES 11 AND 12, 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 Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 5344686, 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.

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Office of the Court Administrative, 255 N. Broadway Avenue, Bartow, Florida 830 (863) 534-4686 nan van dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

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

Dated this 11th day of December, VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida, 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 AR18927-23/sap December 13, 20, 2024 24-01726K

LEGAL NOTICE THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



--- ACTIONS / SALES ---

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No. 53-2024-CP-003873 IN RE: ESTATE OF STEVEN R. MAIBAUER, Deceased.

The administration of the estate of STEVEN R. MAIBAUER, deceased, whose date of death was September 10th, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Probate Division, P.O. Box 9000, Drawer CC-4, Bartow, Florida 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is December 13th, 2024.

### Personal Representative /s/ Bianca J. Ferguson BIANCA J. FERGUSON 3467 East Davies Avenue

Centennial, CO 80122 Attorney for Personal Representative /s/ David Fall DAVID C. FALL Florida Bar Number: 0105891

The Tessier Law Firm, P.A. 520 6th St. NW Winter Haven, Florida 33881 Telephone: (863) 220-7927 E-Mail:

DavidFall@TessierLawFirm.com Secondary: SophiaM@TessierLawFirm.com December 13, 20, 2024 24-01718K

### SECOND INSERTION

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

### Case Number: 24CP-4083 IN RE: ESTATE OF Mindy Lou Schuh

24CP-4083, is pending in the Circuit Court for Polk County, Florida, Probate

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

ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE

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

notice is December 13, 2024.

Daniel David Cooley Eagle Lake, FL 33839

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 December 13, 20, 2024 24-01713K

#### SECOND INSERTION

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

CASE NO. 2023CA000037000000 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 NETTIE L. CAYLOR, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 24, 2024, and entered in 2023CA000037000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, where-in ALLIED FIRST BANK, SB DBA SERVBANK is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NETTIE L. CAYLOR, DE-CEASED; JEFFERY ORR; ISPC 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 January 07, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 56, QUAIL TRAIL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE(S) 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH: 1982 PEAC MOBILE HOME, ID# COSGASC012076A AND

COSGASC012076B; TITLE # 21418409 AND # 21418408. (RETIRED)

Property Address: 1831 QUAIL TRL, LAKELAND, FL 33810

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

IMPORTANT

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

Dated this 6 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Boca Raton, FL 33487

Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 22-048816 - NaC

December 13, 20, 2024 24-01711K

#### SECOND INSERTION

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

CIVIL ACTION Case #: 2019CA002613000000 DIVISION: 15

Wells Fargo Bank, N.A. Plaintiff, -vs.-Gregory R. Wilson; Anna A. Kozhemvakina a/k/a Anna Kozhemyakina; Darrin C. Lavine; Unknown Spouse of Gregory R. Wilson; Unknown Spouse of Darrin C. Lavine; Navy Federal Credit Union; Ashley Manor Homeowners' Association Of Polk County, Inc.; Gregory R. Wilson, as Trustee of LQ Enterprises, a Texas Joint-Stock Company; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants: Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA002613000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein

Claimants

Wells Fargo Bank, N.A., Plaintiff and Gregory R. Wilson are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on March 25, 2025, the following described property as set

forth in said Final Judgment, to-wit:

LOT 4, ASHLEY MANOR,

ACCORDING TO THE MAP

OR PLAT THEREOF AS RE
CORDED IN PLAT BOOK 110, PAGE 3, PUBLIC RECORDS OF

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, at least 7 days before your scheduled court appearance or immediately upon receiving this notification if the time before the schedule appearance is less than 7 days; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service

Submitted By:
ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 19-320097 FC01 WNI December 13, 20, 2024 24-01721K

#### SECOND INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000681000000 MEB LOAN TRUST VI,

Plaintiff, vs. FRANCISCO A. ACOSTA A/K/A FRANCISCO ALBERTO ACOSTA A/K/A FRANSISCO A. COSTA, et

#### Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 21, 2024 in Civil Case No. 2023CA000681000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MEB LOAN TRUST VI is Plaintiff and Francisco A. Acosta a/k/a Francisco Alberto Acosta a/k/a Fransisco A. Costa, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 10th day of January, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, Copper Ridge Pointe, according to the plat thereof as recorded in Plat Book 126, Pages 22 and 23, 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 provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. By: /s/Robyn Katz

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

22-00979FL December 13, 20, 2024 24-01700K

### SECOND INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109:

A 1997 SPRI mobile home bearing the vehicle identification numbers N88147A and N88147B and all personal items located inside the mobile home. Last Tenant: Jeffrey Mark Tribble and Linda Ellen Tribble. Sale to be held at: The Hamptons, 1094 Highway 92 West, Auburndale, Florida 33823, 863-667-0275.

December 13, 20, 2024 24-01725K

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of DONALD BERGEMANN, if deceased

any unknown heirs or assigns, will, on

December 30, 2024, at 10:00 a.m., at

1301 Polk City Road, Lot #103, Haines

City, Polk County, Florida 33844; be

sold for cash to satisfy storage fees

1985 FLEE MOBILE HOME,

VIN: FLFL2922A, TITLE NO.:

0044513746, and VIN: FLFL2922B, TITLE NO.:

0044513283

and all other personal property located

therein

accordance with

Section 715.109:

PREPARED BY:

Suite 500

J. Matthew Bobo Lutz, Bobo & Telfair, P.A.

2 North Tamiami Trail,

Sarasota, Florida 34236

December 13, 20, 2024

(PO#10093-626)

deceased.

The administration of the estate of Mindy Lou Schuh, deceased, Case Number 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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent OF THIS NOTICE.

WILL BE FOREVER BARRED.

The date of first publication of this

Personal Representative Address: 447 S. 3rd Street, MICHAEL H. WILLISON, P.A.

### 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. 2023CA006814000000 Navy Federal Credit Union, Plaintiff, vs. Louvenia Adhemar, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA006814000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Navy Federal Credit Union is the Plaintiff and Louvenia Adhemar; Aqua Finance, Inc.; Lakes at Lucerne Park Homeowners' Association, Inc. are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at, www. polk.realforeclose.com, beginning at 10:00 AM on the 3rd day of January, 2025, the following described property

as set forth in said Final Judgment, to LOT 2, BLOCK A, LAKES AT LUCERNE PARK PHASE FOUR, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 154, PAGE(S) 27 AND 28, OF THE PUBLIC RECORDS POLK

COUNTY, FLORIDA. TAX ID: 26-28-03-522508 001020

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

Dated this 5th day of December, BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955

Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 23-F02080 December 13, 20, 2024 24-01699K

SECOND INSERTION

FOR POLK COUNTY, CIVIL DIVISION CASE NO.:2024-CA-000427 HOF I GRANTOR TRUST 5, Plaintiff, vs.

D.V.E ENTERPRISES LLC

NOTICE OF FORECLOSURE SALE

Defendants, NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Summary Final Judgment of Foreclosure entered on December 5, 2024 in Case No. 2024-CA-000427 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HOF I GRANTOR TRUST 5s Plaintiff, and D.V.E Enterprises LLC, Arkad Capital, LLC, and JOSE NUNEZ are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk. realforeclose.com, on the 9th day of January 2025, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described propertv as set forth in said Final Judgment,

LOT 14, STANDARD SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 48, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

### Also known as 6029 Tancrede Court, Lakeland, FL 33811 (the

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF "Property") together with all existing or subse-THE STATE OF FLORIDA, IN AND quently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 9th day of December

Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863

SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff December 13, 20, 2024 24-01712K

### SECOND INSERTION

#### NOTICE OF SALE UNDER F.S. CHAPTER 45

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO: 2024CC000038 CITRUS POINTE OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

GARY WAYNE GUNTHER; UNKNOWN SPOUSE OF GARY WAYNE GUNTHER & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

Notice is given that under a Final Sum-

mary Judgment dated November 26, 2024, and in Case No. 2024CC000038 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which CITRUS POINTE OF POLK COUNTY HOMEOWNERS ASSOCIATION, INC., the Plaintiff and GARY WAYNE GUNTHER; UN-KNOWN SPOUSE OF GARY WAYNE GUNTHER N/K/A BRENDA GUN-THER; ANY UNKNOWN PERSON(S) IN POSSESSION N/K/A WES WARD the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com, at 10:00am on January 27, 2025, the following described property set forth in the Final Summary Judgment:

Lot 257, Citrus Pointe, according to the map or plat thereof as recorded in Plat Book 171, Page 34,

Public Records of Polk County,

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow. Florida 33830, (863) 534-4686. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. WITNESS my hand this 6th day of

December 2024. By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com  $\text{(P)}\,407\text{-}770\text{-}0846\,\text{(F)}\,407\text{-}770\text{-}0843$ Attorney for Plaintiff December 13, 20, 2024 24-01703K

**HOW TO PUBLISH YOUR LEGAL NOTICE** IN THE BUSINESS OBSERVER

24-01701K

### CALL 941-906-9386

and select the appropriate County name from the menu option

OR E-MAIL: legal@businessobserverfl.com



# SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE COUNTY COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 532023CC000585000000 LAKES AT LUCERNE PARK HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.

ERIKA ALFARO, et al, Defendant(s). NOTICE IS HEREBY GIVEN pursuant Final Judgment of Foreclosure dated November 24, 2024 in Case 532023CC000585000000 the County Court in and for Polk County, Florida wherein LAKES AT LUCERNE PARK HOMEOWNERS ASSOCIATION INC, a Florida nonprofit Corporation, is Plaintiff, and ERIKA ALFARO; CARLOS JABER MALDONADO MEDINA, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on December 30, 2024. ) www.polk.realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following

the Final Judgment, to wit: LOT 4, BLOCK B AS SHOWN ON THE PLAT ENTITLED "LAKES AT LUCERNE PARK, PHASE FOUR" AND RECORD-ED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

described real property as set forth in

IN PLAT BOOK 154 PAGES 27

A/K/A: 560 LUCERNE BLVD., WINTER HAVEN FL 33881. ANY PERSON CLAIMING AN IN-

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

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: December 13, 2024 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 24-01694K December 13, 20, 2024