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

DECEMBER 27, 2024 - JANUARY 2, 2025

POLK COUNTY LEGAL NOTICES

- PUBLIC SALES ---

FIRST INSERTION

PUBLIC AUCTION

A-American Self Storage, 1019 Triangle St Lakeland, FL 33805 813 766-9166. A-American Self Storage hereby gives PUBLIC notice of the disposal of property for the default of lease agreement, pursuant to Florida Statues Section 83.801-83.809 on the following individuals:

Customer Name Inventory Unit 24- Matthew Knight personal property/tools/lawn equipment

Unit 5c- Clarence Green tools, personal property/ furniture

Unit P96- Thelma McCann Automobile-1982 Jeep CJ-8 Scrambler Vin #1JCCN88F3CT066959

The contents if these units and parking spaces shall be disbursed of on or after A-American Self Storage 1019 Triangle St Lakeland FL 33805 Dec. 27, 2024; Jan. 3, 2025

24-01760K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date January 17th, 2025 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 40253 2018 Toyota

VIN#: 5YFBURHE3JP787731 Lienor: Rossi's Body Shop and Detailing 4709 Crump Rd Unit #16 Winter Haven 863-421-6700 Lien Amt \$10,602.32 December 27, 2024

FIRST INSERTION

Notice of Public Sale

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

Personal Property consisting of sofas, TVs, clothes, boxes, household goods, totes, boat and trailer and other personal property used in home, office, or garage will be sold or otherwise disposed of at public sales on the dates and times indicated below to satisfy owners lien for rent and fees due in accordance with Florida Statues: Self storage act, Sections 83.806 and 83.807. all items or spaces may not be available for sale. Cash or Credit cards only for all purchases & tax resale certificates required if applicable.
D28 Lionell Gary

J06Christopher Thomas Auction date: 01.29.2025 Dec. 27, 2024; Jan. 3, 2025

24-01762K

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 Lakeland Monster Bin located at 5085 asbury parke dr apt 201 in the City of Lakeland, Polk County, FL 33805 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of December,

Rouny Caraballo Rentas

December 27, 2024

24-01767K

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 Host Hubble located at 938 Hamilton Cir in the City of Haines City, Polk County, FL 33844 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19th day of December,

Nathaly Perez & Pedro Perez Jr December 27, 2024 24-01770K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY,

FLORIDA PROBATE DIVISION File No. 2024-CP-0042060000XX IN RE: ESTATE OF

BARBARA M. ROHMER Deceased.

The administration of the estate of Barbara M. Rohmer, deceased, whose date of death was November 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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 27, 2024.

Personal Representative: Kathleen P. Ziolkowski 5424 Water Creek Drive

Windermere, Florida 34786 Attorney for Personal Representative: Cary L. Moss, Esq. Florida Bar Number: 0157351 Sawyer & Sawyer, P.A. 8913 Conroy Windermere Road Orlando, Florida 32835 Telephone: (407) 909-1900 Fax: (407) 909-1992 E-Mail: cmoss@sawyerandsawyerpa.com Secondary E-Mail:

dtaylor@sawyerandsawyerpa.com

Dec. 27, 2024; Jan. 3, 2025 24-01765K

FIRST INSERTION

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

PROBATE DIVISION File No. 2024CP0037650000XX IN RE: ESTATE OF VIRGIE BEATRICE RENEW, Deceased.

The administration of the estate of VIRGIE BEATRICE RENEW, Deceased, whose date of death was September 16, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 53-2024CP-001078

IN RE: ESTATE OF

RICHARD CALLAHAN, JR.,

Deceased.

The administration of the estate of Richard Callahan, Jr., deceased, whose

date of death was December 18th, 2023,

is pending in the Circuit Court for Polk

County, Florida, Probate Division, the

address of which is 255 N. Broadway

Boulevard, Bartow, Florida 33830. 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 oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or

demands against the decedent's estate

must file their claims with this court

OF THIS NOTICE ON THEM.

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.

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 27, 2024.

WANDA KNIGHT, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Citicentre, Suite P600 290 NW 165 Street Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Émail: Scott@srblawvers.com Secondary Email: angelica@srblawyers.com Dec. 27, 2024; Jan. 3, 2025

DATE OF THE FIRST PUBLICATION

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative

/s/ Joan E. King

JOAN E. KING

2273 Lakes of Melbourne Drive,

Apt. 158

Melbourne, Florida 32904

Attorney for Personal Representative

Florida Bar Number: 0105891 The Tessier Law Firm, P.A.

Winter Haven, Florida 33881

Telephone: (863) 220-7927

DavidFall@TessierLawFirm.com

SophiaM@TessierLawFirm.com

Dec. 27, 2024; Jan. 3, 2025

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is December 27, 2024.

/s/ David Fall

DAVID C. FALL

520 6th St. NW

Secondary:

NOTWITHSTANDING THE TIME

OF THIS NOTICE.

24-01768K

--- ESTATE / SALES ---

NOTICE OF SALE PURSUANT TO CHAPTER 45

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

CASE NO. 2018-CA-004558 ${\bf MTGLQ\ INVESTORS,\ L.P.\ ,}$

Plaintiff, v.
LARRY LAWHORN AND SANDRA LAWHORN, et al, Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment in Foreclosure entered on November 20, 2024 and entered in Case No. 2018-CA-004558 in the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein MTGLQ INVESTORS, L.P. is the Plaintiff and LARRY LAWHORN and SANDRA LAWHORN, are the Defendants. The Clerk of the Court, Stacy M. Butterfield, will sell to the highest bidder for cash at https://polk.realforeclose.com, on January 7, 2025 at 10:00 a.m., the following described real property as set forth in said Final Judgment, to wit:

THAT PART OF THE EAST 1/3 OF THE SOUTH 23 ACRES THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN-SHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTH 23 ACRES; RUN THENCE NORTH 89°37`52" EAST, ALONG THE NORTH

FIRST INSERTION

LINE THEREOF, A DIS-TANCE OF 637.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARREL-SON ROAD; THENCE RUN SOUTH 00°20`53" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 123.20 FEET; THENCE RUN SOUTH 84°19`49" WEST A DISTANCE OF 434.68 FEET; THENCE RUN SOUTH 03°55`45" WEST A DISTANCE OF 325.64 FEET; THENCE RUN SOUTH WEST 125.67 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD #582 (KNIGHTS GRIF-FIN ROAD), SAID POINT BE-ING ON A CURVE HAVING A RADIUS OF 1397.40 FEET; THENCE RUN NORTHWEST-ERLY ON THE ARC OF SAID CURVE THROUGH A CEN-TRAL ANGLE OF 01°22`31", AN ARC DISTANCE OF 33.54 FEET (SAID CURVE HAVING A CHORD OF 33.54 FEET, AND A CHORD BEARING OF NORTH 66°57`09" WEST) TO THE END OF SAID CURVE; THENCE RUN NORTH 66°15`53" WEST 127.16 FEET TO THE WEST LINE OF SAID EAST ½ OF THE SOUTH 23 ACRES; THENCE RUN NORTH 00°24`38" WEST, ALONG SAID EAST LINE, A

and commonly known as: 4025 KNIGHTS STATION, LAKELAND, FL

33810 (the "Property"). 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 WITHIN 60 DAYS AFTER THE SALE

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.

WITNESS my hand and the seal of the court on 20th day of December,

GHIDOTTI | BERGER LLP Attorneys for Plaintiff 10800 Biscayne Blvd., Suite 201 Miami, FL 33161 Telephone: (305) 501-2808 Facsimile: (954) 780-5578 By: /s/Jason Duggar Jason Duggar, Esq. Florida Bar No. 83813 fcpleadings@ghidottiberger.com Dec. 27, 2024; Jan. 3, 2025

24-01776K

FIRST INSERTION

DISTANCE OF 544.00 FEET

TO THE POINT OF BEGIN-

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

FLORIDA CIVIL ACTION

Case #: 2023CA004260000000 DIVISION: 8 Wells Fargo Bank, N.A.

Plaintiff. -vs.-

Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Joanna M. Burdette; Unknown Spouse of Diane Simmons f/k/a Diane Willis Gilder f/k/a Diane E. Gilder f/k/a Diane Willis; Unknown Spouse of Joanna M. Burdette: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Rae Carlson a/k/a Rae Freda Carlson a/k/a Rae F. Carlson a/k/a Rae F. Donelson, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Julie Rae Carlson a/k/a Julie R. Carlson a/k/a Julie Rae Dowling; James A. Dowling; Susan M. Dorsett a/k/a Susie M. Dorsett a/k/a Susie

Clair Carlson a/k/a Dovle C. Carlson Jr.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA004260000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of James A. Simmons a/k/a James Allen Simmons, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on January 14, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOTS 12 AND 13, BLOCK 63, MAP OF DAVENPORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 58, OF THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA ANY PERSON CLAIMING THE SURPLUS SALE, IF ANY, INTEREST IN FROM THE SALE, 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 UN-

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770. Submitted By: ATTORNEY FOR PLAINTIFF:

LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 $(561)\,998\text{-}6700$ (561) 998-6707

22-327292 FC01 WNI Dec. 27 2024; Jan. 3, 2025

24-01766K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY.

M. Schnitz; Gale A. Troup; Doyle

FLORIDA PROBATE DIVISION File No. 24CP-4065 **Division Probate** IN RE: ESTATE OF PHILIP E. RAY Deceased.

The administration of the estate of Philip E. Ray, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office Drawer 9000, Bartow, Florida 33830. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 27, 2024. Personal Representatives:

Debra L. Ray a/k/a Debra L. Franzon Post Office Box 247 New Hill, North Carolina 27562 Gerald F. Sibila 64 Sargent Street

Haines City, Florida 33844 Attorney for Personal Representatives: Charlotte C. Stone, Esq. Florida Bar Number: 21297 Stone Law Group, P.L. 123 US Hwy 27 North Sebring, Florida 33870 Telephone: (863) 402-5424 Fax: (863) 402-5425

charlotte@stonelawgroupfl.comSecondary E-Mail: tami@stonelawgroupfl.com Dec. 27, 2024; Jan. 3, 2025

24-01773K



FIRST INSERTION



How much do legal notices cost

price for notices in the printed newspaper must include all costs for lishing the ad in print, on the newspaper's website and to w.floridapublicnotices.com. The public is well-served by notices published in a community newspaper

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com



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.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

--- SALES ---

FIRST INSERTION

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

CASE NO.: 2023CA003255000000 PHH MORTGAGE CORPORATION. Plaintiff, VS. THE ESTATE OF BOBBY BATTLES, DECEASED: SAMANTHA BATTLES A/K/A SAMANTHA DIONE S SMART; UNITED STATES OF AMERICA, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RAYMOND BATTLES; BENJAMIN BATTLES; CARL BATTLES; SPENCER BATTLES: UNKNOWN HEIRS. BENEFICIARIES, DEVISEES, SURVIVING SPOUSE GRANTEES,: TACARRA LATESHIA BATTLES A/K/A TACARRA BATTLES; 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 December 12, 2024 in Civil Case No. 2023CA003255000000, of

the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and THE ESTATE OF BOBBY BATTLES, DECEASED: SAMANTHA BAT-TLES A/K/A SAMANTHA DIONE S SMART; UNITED STATES OF AMER-ICA. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; RAY-MOND BATTLES; BENJAMIN BAT-TLES: CARL BATTLES: SPENCER BATTLES; UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, SURVIV-ING SPOUSE, GRANTEES,; TACAR-RA LATESHIA BATTLES A/K/A TACARRA BATTLES; 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 UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. But-

terfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on February 11, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 25, BLOCK "C", GOLDEN NORTHGATE SUBDIVISION, UNIT NO. 1, A SUBDIVISION OF POLK COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 21, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID

SUBDIVISION. BEING LO-CATED IN THE NE 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 23 EAST.

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

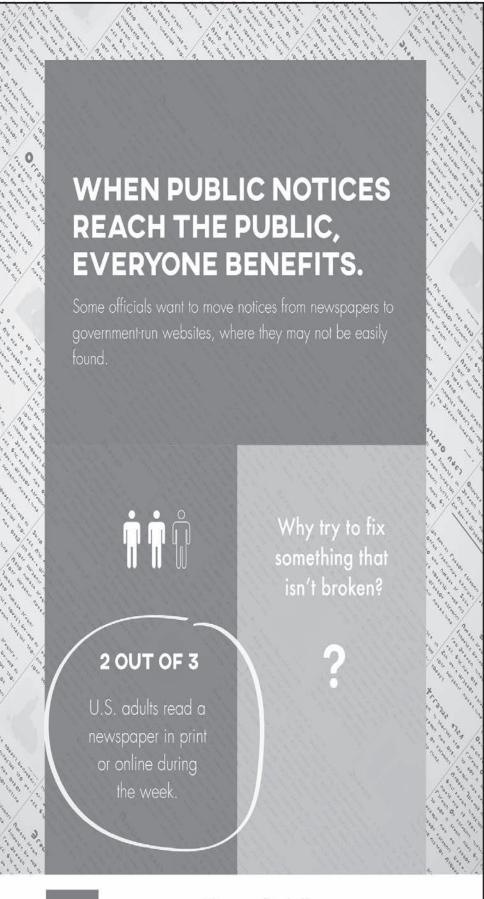
IMPORTANT

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

Dated this 19th day of December,

2024.
ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
/s/ John J. Cullaro
2024.12.19 09:48:53-05'00'
By: John J. Cullaro
FBN: 66699
Primary E-Mail:
ServiceMail@aldridgepite.com
1395-837B
Dec. 27, 2024; Jan. 3, 2025

24-01774K





Keep Public Notices in Newspapers.

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

FLORIDA CASE NO.: 2024-CA-003081 LAKEVIEW LOAN SERVICING, LLC,

KEVIN M. PEARCE, et al., Defendants.

TO: Kevin M. Pearce 991 Wedgewood SE Winter Haven FL 33880 991 Wedgewood SE Winter Haven FL 33880

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

Lot 4, WEDGEWOOD TER-RACE, according to the map or plat thereof as recorded in Plat Book 46, Page 45, of the Public records of Polk County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany & Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be

FIRST INSERTION entered against you for the relief demanded in the complaint.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Polk County, Florida, this 19 day of Dec., 2024.

Default Date: January 25, 2025 Stacy M. Butterfield

as Clerk of the Circuit Court of Polk County, Florida (SEAL) By: Asuncion Nieves DEPUTY CLERK

Anthony R. Smith, Esquire, Plaintiff's attorney 1201 S. Orlando Ave. Suite 430, Winter Park, FL 32789 Dec. 27, 2024; Jan. 3, 2025

24-01772K

33810

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

DIVISION CASE NO. 2023CA005476000000 NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,

Plaintiff. vs. MICHAEL ROWLAND, et al.

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 14, 2024, and entered in 2023CA005476000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING is the Plaintiff and MICHAEL ROWLAND; UNITED STATES OF AMERICA. ACTING ON BEHALF OF THE SEC-RETARY OF HOUSING AND UR-BAN DEVELOPMENT: UNKNOWN SPOUSE OF MICHAEL ROWLAND N/K/A COURTNEY O'MALLE ROWLAND; COUNTRY VIEW ES-TATES III & IV PROPERTY OWN-ERS ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at

Final Judgment, to wit: LOT 362, COUNTRY VIEW ESTATES PHASE 3A, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 101, PAGE 31, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA; WITH THAT CERTAIN 1999

www.polk.realforeclose.com, at 10:00

AM, on January 14, 2025, the following

described property as set forth in said

HOME OF MERIT MOBILE HOME SERIAL NUMBER FLHMBFP102744215A/B.Property Address: 4931 DOVE CROSS DR, LAKELAND, FL

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 19 day of December, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901

Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-130363 - NaC Dec. 27, 2024; Jan. 3, 2025

PUBLISH

24-01771K

--- ACTIONS / SALES ---FIRST INSERTION

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

Case No. 2024-CA-001174 GINA MICHELL HESTER, Plaintiff, v. EVERETT COMPTON, a/k/a

JAMES EVERETT COMPTON, et al;

TO: DEFENDANT, RUSSELL COMP-

YOU ARE HEREBY NOTIFIED that the above-referenced action has been filed by Plaintiff seeking to quiet title, and for other relief, as to property located 668 Lake Carolyn Circle, Lakeland, Polk County, Florida, 33813, which is more particularly described as:

LOT 14 OF THE VILLAS III AS RECORDED IN PLAT BOOK 70, PAGES 26 AND 27 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-DA. LESS AND EXCEPT: BE GIN AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 88 DE-GREES 39'04" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 37.75 FEET: THENCE SOUTH 01 DEGREES 43'49" EAST 6.00 FEET; THENCE SOUTH 88 DEGREES 39'04" WEST 37.75 FEET TO THE WEST LINE OF SAID LOT 14; THENCE NORTH 01 DEGREES 43'49' WEST ALONG SAID WEST LINE 6.00 FEET TO THE POINT OF BEGINNING. Number: 23-29-01 Parcel

written defenses, if any, to it on: Nancy E. Brandt, Esquire

Bogin, Munns & Munns, P.A. Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801 (407) 578-1334

on or before 1/23/2025, 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.

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

WITNESS my hand and seal of said court this 12/18/2024

STACY M. BUTTERFIELD Clerk of the Court (Seal) By: Myra Green As Deputy Clerk

Nancy E. Brandt, Esquire Bogin, Munns & Munns, P.A. Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801 (407) 578-1334 Dec. 27, 2024; Jan. 3, 10, 17, 2025

FIRST INSERTION

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

Case No. 2024-CA-001174 GINA MICHELL HESTER,

139410-000141

EVERETT COMPTON, a/k/a JAMES EVERETT COMPTON, et al; Defendants.

TO: DEFENDANT, EVERETT COMP-TON A/K/A JAMES EVERETT COMPTÓN

YOU ARE HEREBY NOTIFIED that the above-referenced action has been filed by Plaintiff seeking to quiet title, and for other relief, as to property located 668 Lake Carolyn Circle, Lakeland, Polk County, Florida, 33813, which is more particularly described as:

LOT 14 OF THE VILLAS III AS RECORDED IN PLAT BOOK 70, PAGES 26 AND 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORI-DA. LESS AND EXCEPT: BE-GIN AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 88 DE-GREES 39'04" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 37.75 FEET; THENCE SOUTH 01 DEGREES 43'49" EAST 6.00 FEET; THENCE SOUTH 88 DEGREES 39'04" WEST 37.75 FEET TO THE WEST LINE OF SAID LOT 14; THENCE NORTH 01 DEGREES 43'49' WEST ALONG SAID WEST LINE 6.00 FEET TO THE

POINT OF BEGINNING. Parcel Number: 23-2 23-29-01-139410-000141

You are required to serve a copy of your written defenses, if any, to it on:

Nancy E. Brandt, Esquire Bogin, Munns & Munns, P.A. Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801 (407) 578-1334

on or before 1/23/2025, 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.

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

WITNESS my hand and seal of said court this 12/18/2024

STACY M. BUTTERFIELD Clerk of the Court (Seal) By: Myra Green As Deputy Clerk

Nancy E. Brandt, Esquire Bogin, Munns & Munns, P.A. Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801 (407) 578-1334 Dec. 27, 2024; Jan. 3, 10, 17, 2025

FIRST INSERTION

NOTICE OF ACTION PROPERTY

IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT OF FLOR-IDA, IN AND FOR POLK COUNTY CIVIL ACTION NO:

2024CA003515000000 Civil Division

Filing #211895573 E-Filed 11/29/2024 12:53:51 PM IN RE:

HIGHLAND MEADOWS 3 HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation,

Plaintiff, VS RAYMOND STEADWELL: UNKNOWN SPOUSE OF RAYMOND STEADWELL, et al, Defendant(s).

TO RAYMOND STEADWELL LAST KNOWN ADDRESS: 2360 SANDERLING ST, HAINES CITY, FL

NOTICE FOR PUBLICATION YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida:

LOT 200, OF HIGHLAND MEADOWS PHASE III, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 160, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLOR-IDA COMMUNITY LAW GROUP, P.L., Attorney for HIGHLAND MEAD-OWS 3 HOMEOWNERS ASSOCIA-TION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file

the original with the clerk of the above styled count on or before January 14, 2025, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

This notice shall be published once a week for two consecutive weeks in The Polk County Business Observer (Newspaper)
WITNESS my hand and the seal of

said court at POLK County, Florida on this s Le day of December 2024, STACY M BUTTERFIELD As Clerk,

Circuit Court POLK County, Florida By Asuncion Nieves As Deputy Clerk 2024CA-003515-0000-00 Received in Polk 12/02/2024

24-01759K

Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 Dec. 27, 2024; Jan. 3, 2025

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. 2024CA001859000000 NATIONSTAR MORTGAGE LLC,

Plaintiff, vs. ANNEBETH MORALES, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered November 19, 2024 in Civil Case 2024CA001859000000 the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and Annebeth Morales, et al. are Defendants, the Clerk of Court STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 13th day of January, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 49, of ESTATES AT LAKE HAMMOCK, according to the plat thereof, as recorded in Plat Book 171, Page 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 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

 ${\it Dec.\,27,2024; Jan.\,3,2025}$ 24-01775K

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATES ---

24-09723FL

SECOND 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 pe titioner'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 further notice.

Signed on this 12th day December, First Publication in Business Observ-

er 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

SECOND 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

SECOND 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 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: 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 E-Mail: douglas@dorceylaw.com

Fax: (239) 418-0048 Secondary E-Mail:

probate@dorceylaw.com December 20, 27, 2024

notices • Simply email your notice to

legal@businessobserverfl.com

Public sale, Estate

We publish all

& Court-related

YOUR

LEGAL NOTICE

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



--- ACTIONS / SALES ---

NOTICE OF SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA.

CIVIL DIVISION

CASE NO.

532024CA000030000000

U.S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT

FOR VRMTG ASSET TRUST.

THE UNKNOWN SPOUSES,

BY, THROUGH, UNDER OR

RICHARD SBROGNA A/K/A

RICHARD A. SBROGNA, DECEASED; THE UNKNOWN

SPOUSES, HEIRS, DEVISEES,

GRANTEES, CREDITORS,

AND ALL OTHER PARTIES

CLAIMING BY, THROUGH,

ESTATE OF JOANN D. ANDRESS

A/K/A JOANN DAUGHTRY, DECEASED; UNITED STATES

OF AMERICA, ON BEHALF OF

THE SECRETARY OF HOUSING

AND URBAN DEVELOPMENT;

MELANIE JO ARNOLD A/K/A

MELANIE ANDRESS; DAVID

ANDRESS A/K/A DAVID RONALD

ANDRESS, JR.; RHONDA OLIVER;

TERESA ANDRESS; ROBERTA L.

SBROGNA; UNKNOWN TENANT

NO. 1; UNKNOWN TENANT NO.

CLAIMING INTERESTS BY,

2; and ALL UNKNOWN PARTIES

THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO

CLAIMING TO HAVE ANY RIGHT.

PROPERTY HEREIN DESCRIBED,

THIS ACTION, OR HAVING OR

TITLE OR INTEREST IN THE

Defendant(s).

MELANIE ARNOLD A/K/A

UNDER OR AGAINST THE

A/K/A JOANN ANDRESS

AGAINST THE ESTATE OF

CREDITORS, AND ALL OTHER PARTIES CLAIMING

Plaintiff, vs.

SOLELY AS OWNER TRUSTEE

HEIRS, DEVISEES, GRANTEES,

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. 2024CA002300000000 NEW AMERICAN FUNDING LLC F/K/A BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING,

YANNI JUAREZ, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case 2024CA002300000000 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,

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

December 20, 27, 2024 24-01745K

SECOND 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°0718"W ALONG THE WEST LINE OF THE SOUTH-EAST 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

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 A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE

OF 98.24 FEET; THENCE

RIGHT-OF-

SOUTHERLY

S89°38'54"W

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. Wheel-

er, 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 CONCRETE 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.

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 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

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

SECOND INSERTION

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. Sleeger Sr.

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 S00°01'49"W CONTINUE 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 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 RIGHT-OF-SOUTHERLY 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 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,

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 24-01738K

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.

SECOND INSERTION

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

vice 711. to Florida Pursuant 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

SECOND INSERTION

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

CASE NO.

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 Judg-ment of Foreclosure dated December 4, 2024, and entered in Case No. 532024CA002830000000 of the Circuit Court in and for Polk County, 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; UN-KNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UN-DER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED, are Defendants, STACY M. 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 Order 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 SEC-TION 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

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

SECOND INSERTION

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

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 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 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 THE TIME BEFORE SCHED-ULED APPEARANCE IS LESS THAN SEVEN DAYS: IF YOU ARE HEAR-ING OR VOICE IMPAIRED, CALL

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 ${\bf Dean, Mead, Egerton, Bloodworth,}$ Capouano & Bozarth, P.A. Attn: Leslie S. White

Post Office Box 2346Orlando, FL 32802-2346 December 20, 27, 2024 24-01744K



--- SALES / ACTIONS / ESTATES ---

POLK COUNTY

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 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

SECOND 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

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 2000 SKYO mobile home bearing Vehicle Identification Numbers 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 at: Ariana Village, 1625 Ariana Street, Lot No. 16, Lakeland, Florida 33803,

December 20, 27, 2024 24-01757K

SECOND 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 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

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 speci-fied 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 BARRED.

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

The date of first publication of this notice is: December 20, 2024. Signed on this 12th day of December,

2024.

SARA FUENTES Personal Representative

Post Office Box 127 Polk City, FL 33868SCOTT 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

SECOND 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.

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

SECOND 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

TIME: 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.

District Manager December 20, 27, 2024 24-01735K

FOURTH INSERTION

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,

Defendants.

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:
POINCIANA NEIGHBOR-

 ${\rm HOOD}\,2\,{\rm VILLAGE}\,8\,{\rm PB}\,53\,{\rm PGS}$ 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

FOURTH INSERTION

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

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

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

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

Tampa, FL 33601 YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:

l/k/a PO Box 1317

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 parallel 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 33801.

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

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

J.D. Manzo,

SECOND INSERTION

NOTICE OF SALE IN THE 10TH JUDICIAL CIR-CUIT 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

Defendant. 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 MOGHA-DASI, 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 RE-CORDED 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 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 SCHEDULED APPEARANCE IS LESS THAN SEV-EN DAYS; IF YOU ARE HEARING 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 24-01740K

SECOND INSERTION

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

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. /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

SECOND INSERTION

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

claims or demands against said estate

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

written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.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.compleadings@southernatlanticlaw.com Sandy@southernatlanticlaw.com Attorneys for Petitioner December 20, 27, 2024 24-01741K



- PUBLIC SALES ---

SECOND 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

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 the purpose of the public hearings announced above is to consider the imposition of special assessments (``Debt Assessments''), and the public hearings announced above is to consider the imposition of special assessments (``Debt Assessments''), and the public hearings announced above is to consider the imposition of special assessments (``Debt Assessments''), and the public hearings announced above is to consider the imposition of special assessments (``Debt Assessments''), and the public hearings announced above is to consider the imposition of special assessments (``Debt Assessments''), and the public hearings are the public hearings and the public hearings are the public hearings arand 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

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

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			

^{*}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

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), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (Voice), and the Florida Relay Service by dialing 7-1-1, or 1for 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

FREVISED MASTER ASSESSMENTS1

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 AS-SESSMENTS, 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").
 - $\textbf{B.} \ \ \text{The Assessments will defray approximately $\$73,185,000$, which is the anticipated maximum par value of any the statement of the$ 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 <code>Exhibit B</code>.
 - 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 $170.07 \ and \ 197.3632(4)(b), Florida \ Statutes, among other provisions \ of Florida \ law, there \ are hereby \ declared \ two \ public \ hear-like \ begin{picture}(100,00) \put(0,0){\ (0,0){100}} \put(0,0){\ (0,0){100}$ ings 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 ascer $tained\ at\ the\ District\ Records\ Office.\ The\ District\ Manager\ shall\ file\ proof\ of\ such\ mailing\ by\ affidavit\ with\ the\ District\ Secretary.$

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. CONFLICTS. All resolutions or parts thereof in conflict herewith 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.

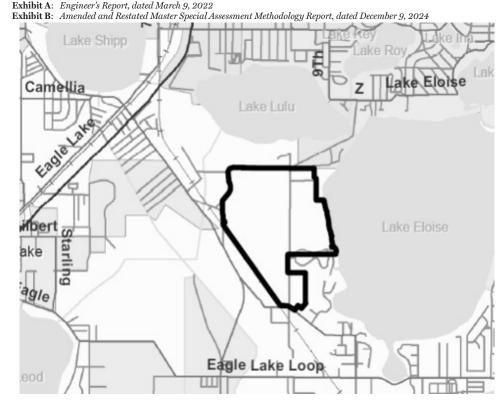
12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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

ATTEST: HARMONY ON LAKE ELOISE COMMUNITY DEVELOPMENT DISTRICT

/s/Andrew Kantarzhi /s/ Shelley Kaercher

Chair/Vice Chair, Board of Supervisors Secretary/Assistant Secretary



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.

^{**}Amount includes estimated 3% County collection costs and 4% early payment discounts

SECOND 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 DRIVE 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 00 MIN-UTES 00 SECONDS EAST ALONG A LINE 20.00 FEET SOUTHWEST OF AND PAR-ALLEL 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/23-004733December 20, 27, 2024 24-01746K

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

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

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-TIES TRUST VIII-B is the Plaintiff, and VACATION RENTALS GROUP, INC, A FLORIDA PROFIT CORPO-RATION, 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 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

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 E-Mail: Jeffrey@HowardLaw.com December 20, 27, 2024 24-01750K

SECOND 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, on 1/21/2025, the following described 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,

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.

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 10TH HIDICIAL 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 $27 \mathrm{th}$ 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

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,

UNKNOWN PERSONAL

REPRESENTATIVE OF THE

ESTATE OF JAMIE MICHELLE

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 Re-

Property Address: 4919 S Gachet

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

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

cords of Polk County, Florida.

Blvd, Lakeland, FL 33813

of which is set forth above.

Plaintiff, v.

SPEARS, et al.,

Defendants.

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.com Email 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

If the sale is set aside for any reason,

the Purchaser at the sale shall be enti-

tled only to a return of the deposit paid.

The Purchaser shall have no further re-

course against the Mortgagor, the Mort-

a disability to participate in court pro-ceedings in Polk County Florida, please

contact the Tenth Judicial Circuit of

Florida Office of the Court Administra-

tor 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 im-

paired, 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 pro-

visions for reasonable accommodations

when requested by qualified persons

SUBMITTED on this 12th day of De-

with disabilities.

FL Bar #157147

FL Bar #621188

OF COUNSEL:

cember, 2024. TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

Kathryn I. Kasper, Esq.

Attorneys for Plaintiff

Tiffany & Bosco, P.A.

Winter Park, FL 32789

1201 S. Orlando Ave, Suite 430

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

December 20, 27, 2024

If you need special assistance due to

gagee or the Mortgagee's attorney.

SECOND INSERTION

unclaimed.

SECOND INSERTION

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

CASE NO.: 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 at 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 THEREOF.

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 2.516

eservice@decubaslewis.com 24-00553

December 20, 27, 2024 24-01754K

--- ESTATE ---

SECOND 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 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.

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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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

FOURTH INSERTION

NOTICE OF ACTION

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, MÜLBERRY, 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 32714 Phone: 407-478-1866 Fax: 407-478-1865 E-Mail Address: berryw@walkerandtudhope.com Alt. E-Mail:

suzzette@walkerandtudehope.com 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

December 20, 27, 2024 24-01737K

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@walkerandtudhope.com Dec. 6, 13, 20, 27, 2024 24-01685K

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.

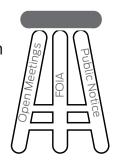
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.



Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool of government transparency







vs



This is not about "newspapers vs the internet".

It's newspapers and newspaper websites vs government websites

and newspaper websites have a much larger audience.

Moving notice from newspapers to government websites would reduce the presence of public notices on the internet



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither ocheap nor free



Newspapers

all 50 states



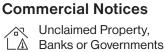
Types Of Public Notices

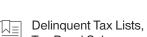
Citizen Participation Notices

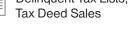
Government Meetings and Hearings

Meeting Minutes or

Land and Water Use







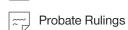


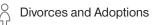


Court Notices

Mortgage Foreclosures

Name Changes







Agency Proposals

Summaries

Proposed Budgets and Tax Rates

Stay Informed, It's Your Right to Know.

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts

For legal notice listings go to: **Legals.BusinessObserverFL.com**To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**