

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF MEETING OF THE LAKE ASHTON II COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Ashton II Community Development District ("District") will hold a regular meeting on Thursday, January 16, 2025 at 9:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd., Winter Haven, Florida 33884. Two or more Supervisors may be in attendance at the meeting.

Additional information regarding this meeting, including the meeting agenda, and how to attend virtually, may be obtained from the District's website: <http://lakeashton2cdd.com>, by contacting the District Manager, Jason Greenwood, at jgreenwood@gms-tampa.com, or by calling 813-344-4844. The meeting is being held for the necessary public purpose of considering related district matters. At such time, the Board is so authorized and may consider any business that may properly come before it. Members of the Public may submit questions and comments to the District Manager at jgreenwood@gms-tampa.com by Tuesday, January 14, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion of such questions and comments during the meeting. Participants may also submit questions or comments to the District Manager by telephone by calling 813-344-4844 by the same time noted above.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time and place to be specified on the record at such meeting.

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 9:00 a.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings 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.

Jason Greenwood, District Manager
January 10, 2025

25-00066K

FIRST INSERTION

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Peace Creek Village Community Development District ("District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on Thursday, February 6, 2025, at 1:00 p.m., at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850. Such public hearing only affects the boundary amendment parcel recently added to the District made up of 84.747 acres +/-.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties to be located on land included within the District after boundary amendment completion, which will occur prior to the public hearing.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, which may consist of, among other things, stormwater management improvements, utilities, irrigation, landscape, roadways, and other lawful improvements or services within or without the boundaries of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing.

There may be occasions when Supervisors or District Staff may participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010, at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

A person who decides to appeal any decision made at the hearing with respect to any matter considered at the hearing is advised that 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 such appeal is to be based.

Ernesto Torres
District Manager

January 10, 17, 24, 31, 2025

25-00072K

FIRST INSERTION

Notice of Public Sale

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

SALE DATE: JANUARY 27, 2025
SKY AUTO COLLISION & AUTO REPAIR 1914 COUNTRY ROAD 547 N 2017 LINC 5LMCJ1C97HUL68649 \$1,810.52
2019 HYUN KMHD74LF2KU788954 \$2,963.55
A&E AUTO BODY INC 12002 US HIGHWAY 17 N 2016 JEEP 1C4PJLCB8GW137608 \$5,220.76
FEBRUARY 24, 2025
SKY AUTO COLLISION & AUTO REPAIR 1914 COUNTRY ROAD 547 N 2011 FORD 1FT7W2BT4BEB36752 \$2,192.05
January 10, 17, 2025 25-00027K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Tickled Pink Boutique located at 5344 Laurel Oak Dr, in the County of Polk, in the City of

Winter Haven, Florida 33880 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Winter Haven, Florida, this 31st day of December, 2024.

Sandee A Kangas

January 10, 2025 25-00028K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Robin Margaret Clawson a/k/a Robin Clawson Cohan, and Richard Orville Cohan and If Deceased, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Richard Orville Cohan and All Parties Having or Claiming to Have Any Right, Title, or Interest in the Property Herein Described on the 28th day of January 2025 at 11:00 a.m., on property at 7400 Cypress Gardens Boulevard, S76, Winter Haven, Polk County, Florida 33884, in Cypress Campground & RV Park, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

Year/Make: 2014 HTRP Travel Trailer
VIN No.: 5SFBG3820EE266444
Title No.: 133952109
And All Other Personal Property Therein

PREPARED BY:

Rosia Sterling
Lutz, Bobo & Telfair, P.A.
2155 Delta Blvd, Suite 210-B
Tallahassee, Florida 32303
January 10, 17, 2025 25-00069K

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of One Source Real Estate Group located at 304 E Pine St Suite 5201, in the County of Polk, in the City of Lakeland, Florida 33801 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 6th day of January, 2025.

KIRK RAY SMITH INVESTMENTS LLC

January 10, 2025 25-00073K

FIRST INSERTION

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

File No. 532024CP0029220000XX
Division 14
IN RE: ESTATE OF WAYNE DAVID HALL Deceased.

The administration of the estate of Wayne David Hall, deceased, whose date of death was June 5, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 10, 2025.

DocuSigned by:
/s/ Stephen Hall
Stephen Hall
30285 Salem-Alliance Rd
Salem, OH 44460

/s/ LaShawn Legair
LaShawn Legair
Attorney for Personal Representative
Florida Bar Number: 555495
The Legair Law Firm, P.A.
5240 S University Drive
Suite 102
Davie, FL 33328
Telephone: (954) 450-7973
E-Mail: attorneylegair@gmail.com
January 10, 17, 2025 25-00068K

FIRST INSERTION

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

File No. 53-2024-CP-004188-0000-XX
Division 14
IN RE: ESTATE OF KAY FREER DOREN Deceased.

The administration of the estate of Kay Freer Doren, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Bonnie Doren
148 W. 37th Avenue
Eugene, Oregon 97405
Attorney for Personal Representative:
L. Caleb Wilson, Attorney
Florida Bar Number: 73626
Craig A. Mundy, P.A.
4927 Southfork Drive
Lakeland, Florida 33813
Telephone: (863) 647-3778
Fax: (863) 647-4580
E-Mail: caleb@mundylaw.com
January 10, 17, 2025 25-00029K

FIRST INSERTION

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

Case No. 2024CP0041830000XX
Division: Probate
IN RE: ESTATE OF MICHAEL S. UNGER Deceased.

The administration of the Estate of Michael S. Unger, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Thomas A. Unger
310 Ruby Lake Loop
Winter Haven, FL 33884
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
January 10, 17, 2025 25-00030K

FIRST INSERTION

TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

NOTWITHSTANDING THE TIME

FIRST INSERTION

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

Case No. 2024CP0043130000XX
Division: Probate
IN RE: ESTATE OF HAZEL FAY HILDEBRAND Deceased.

The administration of the Estate of Hazel Fay Hildebrand, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway 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. 732.221, Florida Statutes.

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
William Lawrence Hayden
395 Rallus Road
Venice, FL 34293
Attorney for Personal Representative:
Daniel Medina, B.C.S., Attorney
Florida Bar No. 0027553
MEDINA LAW GROUP, P.A.
425 S. Florida Avenue, Suite 101
Lakeland, FL 33801
Telephone: (863) 682-9730
Fax: (863) 616-9754
E-Mail: dan@medinapa.com
Secondary E-Mail:
sam@medinapa.com
January 10, 17, 2025 25-00031K

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 January 10, 2025.

Personal Representative:
Sean Thomas Barton
7010 Lake Nona Blvd.,
Apt. No. 227
Orlando, Florida 32827

FAMILY FIRST FIRM
Counsel for Personal Representative

/s/Rebekah L. Davis
Beth K. Roland, Esquire
Florida Bar Number: 103674
Rebekah L. Davis, Esquire
Florida Bar Number: 1059147
1030 W. Canton Ave., Suite 102
Winter Park, Florida 32789
Telephone: (407) 574-8125
Fax: (407) 476-1101
e-Mail: beth.roland@fff.law
E-Mail: rebekah.davis@fff.law
Secondary E-Mail:
probate@familyfirstfirm.com

January 10, 17, 2025 25-00034K

SAVE TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE 65TH
Business Observer
1/20/25 06:12

--- ESTATE / ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION

Count X
IN THE CIRCUIT COURT, IN AND
FOR POLK COUNTY, FLORIDA.

**CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS
INCORPORATED**

**Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).**

To: RUTH K. STADTFELD and
MARK W. STADTFELD and all parties
claiming interest by, through, under
or against Defendant(s) RUTH K.
STADTFELD and MARK W. STADTFELD
and all parties having or claiming
to have any right, title or interest in
the property herein described:

8022 TAMAYO DR
HOUSTON, TX 77083

YOU ARE NOTIFIED that an action
to foreclose a mortgage/claim of lien
on the following described property,
Orlando Breeze Resort, in Polk County,
Florida:

An undivided interest as tenant-
in-common in and to the below
Unit No. and Building No. of Orlando
Breeze Resort, with the exclusive
right to occupy the Unit during the
Use Period below, as said Use Period
is defined in the Declaration upon
and subject to all the terms, restrictions,
covenants, conditions and provisions
in the Declaration of Restrictions,
Covenants and Conditions recorded
in Volume 06046, Page 0473 and
amended by the Supplemental
Declarations recorded in Volume 7612,
Page 1623 and Volume 6147, Page 325,
Public

Records of Polk County, Florida
and any amendments thereto.
Interest 1.923%, Use Period
No./Unit No. 12/0029, Building
D,

has been filed against you and you
are required to serve a copy of your
written defenses, if any, to it on
Jerry E. Aron, Plaintiff's attorney,
whose address is 801 Northpoint
Parkway, Suite 64, West Palm Beach,
Florida, 33407, within thirty (30)
days after the first publication of
this Notice, and file the original
with the Clerk of this Court either
before service on Plaintiff's attorney
or immediately thereafter, otherwise
a default will be entered against you
for the relief demanded in the
Complaint.

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.

DEC 18 2024

Default Date: January 24, 2025

Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA
(SEAL) Asuncion Nieves

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway, Suite 64,
West Palm Beach, Florida, 33407
January 10, 17, 2025 25-00055K

FIRST INSERTION

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

**Case Number:
UCN2024CP0029940000XX
IN RE: ESTATE OF
SAMUEL B. SNOWDEN,
Deceased**

The administration of the estate of
SAMUEL B. SNOWDEN, deceased,
whose date of death was November 19,
2007, is pending in the Circuit Court
for Polk County, Florida, Probate
Division, the address of which is PO
Box 9000, Bartow, Florida 33831.
The names and addresses of the
Personal Representative and the
Personal Representative's attorney
are set forth below.

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

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

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

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 January 10, 2025.

**Anthony Granese,
Personal Representative**
1012 Drew Street
Clearwater, Florida 33755

/s/ Richard D. Green
Richard D. Green, Esq.
FLA BAR 205877

Attorney for Personal Representative
1010 Drew Street
Clearwater, Florida 33755

Email: richglaw@aol.com

Email: karendileone@greenlawoffices.net

January 10, 17, 2025 25-00032K

FIRST INSERTION

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

**CASE NO.: 2024CP0041450000XX
IN RE: ESTATE OF
ROBERT ERVIN SHORTER
(aka: ROBERT E. SHORTER),
Deceased.**

An Order of Summary Administration
of the Estate of Robert Ervin
Shorter, Deceased, whose date of
death was July 26, 2024; Case
Number 2024CP0041450000XX, has
been entered in the Circuit Court
for Polk County, Florida, Probate
Division, the address of which is
930 East Parker Street, Room 240,
Lakeland, FL 33801. The total value
of the Estate, other than homestead
and exempt property, is \$0.00. The
names and addresses of those to
whom the Petitioner has requested
for the assets of the Estate to be
assigned are Aricous Shorter-Tukes,
1051 3rd Avenue North #D-2, St
Petersburg, FL 33705, and the name
and address of the Petitioner's
attorney are set forth below. All
creditors of the Decedent and other
persons having claims or demands
against Decedent's Estate, including
unmatured, contingent or
unliquidated claims, on whom a
copy of this notice is served must
file their claims with this Court
WITHIN THE LATER OF THREE (3)
MONTHS AFTER THE DATE OF THE
FIRST PUBLICATION OF THIS
NOTICE OR THIRTY (30) DAYS
AFTER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent
and persons having claims or
demands against the Decedent's
Estate, including unmatured,
contingent or unliquidated claims,
must file their claims with this
court WITHIN THREE (3) MONTHS
AFTER THE DATE OF THE FIRST
PUBLICATION OF THIS NOTICE.

ALL CLAIMS, DEMANDS AND
OBJECTIONS NOT SO FILED WILL
BE FOREVER BARRED.

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

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

The date of the first publication of
this Notice is January 10, 2025.

CARR LAW GROUP, P.A.
Lee R. Carr, II, Esquire
200 Central Avenue, Suite 400
St. Petersburg, FL 33701

Voice: 727-894-7000;

Fax: 727-821-4042

Primary email address:

lcarr@carrlawgroup.com

Secondary email address:

pcardinal@carrlawgroup.com

January 10, 17, 2025 25-00041K

FIRST INSERTION

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

File No. 2024CP001588

Division Probate

IN RE: ESTATE OF

CLARENCE LEE HOLLAND, JR.

a/k/a CLARENCE L. HOLLAND

Deceased.

The administration of the Estate of
Clarence Lee Holland, Jr. a.k.a. Clarence
L. Holland, Deceased, whose date
of death was December 2, 2023, is
pending in the Circuit Court for Polk
County, Florida, Probate Division,
the address of which is 255 N
Broadway Ave, Bartow, Florida 33830.
The names and addresses of the
Personal Representative and the
Personal Representative's attorney
are set forth below.

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

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

mands against Decedent's Estate
must file their claims with this Court
WITHIN 3 MONTHS AFTER THE DATE
OF THE FIRST PUBLICATION OF THIS
NOTICE.

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

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

The date of first publication of this
notice is January 10, 2025.

Personal Representative:
/s/ Clarence L. Holland III
Clarence L. Holland III

585 San Joaquin Road

Poinciana, Florida 34759

Attorney for Personal Representative:

/s/ Daniel S. Henderson

Daniel S. Henderson, Esq.

Florida Bar No. 725021

E-mail Addresses:

dan@hendersonsachs.com,

ana@hendersonsachs.com

Henderson Sachs, P.A.

8240 Exchange Drive, suite C6

Orlando, Florida 34759

Telephone: (407) 850-2500

January 10, 17, 2025 25-00067K

FIRST INSERTION

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

PROBATE DIVISION

File No.

53-2024-CP-004107-0000-XX

IN RE: ESTATE OF

**IRBYE GERALD GIDDENS,
Deceased.**

The administration of the estate of
IRBYE GERALD GIDDENS, deceased,
is pending in the Circuit Court for
Polk County, Florida, Probate
Division, the address of which is 255
N Broadway Avenue, Bartow,
Florida 33830. The file number for
the estate is 53-2024-CP-004107-
0000-XX.

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this
notice is January 10, 2025.

Personal Representative:

David N. Giddens

25 Dreambird Drive

Leicester, NC 28748

Attorney for Personal Representative:

Mark E. Clements, Esq.

Attorney for Personal Representative

Florida Bar No. 276774

Elder Law Firm of

Clements & Wallace, PL

310 E Main St

Lakeland, FL 33801

Ph: (863) 687-2287

Eml: mclements@mclements.com

2nd Eml: jwolff@mclements.com

January 10, 17, 2025 25-00042K

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-004041

IN RE: ESTATE OF

SHARON LYNN BARTON

Deceased.

The administration of the estate of
Sharon Lynn Barton, deceased, whose
date of death was October 17, 2024,
is pending in the Circuit Court for
Polk County, Florida, Probate
Division, the address of which is 255
N Broadway Ave., Bartow, Florida
33830. The names and addresses of
the personal representative and the
personal representative's attorney
are set forth below.

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

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

Florida Statutes.

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

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

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

The date of first publication of this
notice is January 10, 2025.

Personal Representative:

Sean Thomas Barton

7010 Lake Nona Blvd.,

Apt. No. 227

Orlando, Florida 32827

FAMILY FIRST FIRM

Counsel for Personal Representative

/s/ Rebekah L. Davis

Beth K. Roland, Esquire

Florida Bar Number: 103674

Rebekah L. Davis, Esquire

Florida Bar Number: 1059147

1030 W. Canton Ave., Suite 102

Winter Park, Florida 32789

Telephone: (407) 574-8125

Fax: (407) 476-1101

E-Mail: beth.roland@fff.law

E-Mail: rebekah.davis@fff.law

Secondary E-Mail:

probate@familyfirstfirm.com

January 10, 17, 2025 25-00035K

FIRST INSERTION

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

PROBATE DIVISION

File No. 532024CP0042200000XX

IN RE: ESTATE OF

**WILHELIMA PULLEN,
Deceased.**

The administration of the estate of
WILHELIMA PULLEN, Deceased,
whose date of death was July 4,
2024, is pending in the Circuit
Court for Polk County, Florida,
Probate Division, the address of
which is 255 N Broadway Ave,
Bartow, FL 33830. The names and
addresses of the personal
representative and the personal
representative's attorney are set
forth below.

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

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

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

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

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

The date of first publication of this
notice is January 10, 2025.

SINDIE FORBES,

Personal Representative

Attorney for Personal Representative:

Scott R. Bugay, Esquire

Florida Bar No. 5207

Cititcenter, Suite P600

290 NW 1610TH Street

Miami FL 33169

Telephone: (305) 956-9040

Fax: (305) 945-2905

Primary Email:

Scott@srblawyers.com

Secondary Email:

angelica@srblawyers.com

January 10, 17, 2025 25-00039K

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

Case No. 2024CP0043730000XX

Division: Probate

IN RE: ESTATE OF

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-003875
Division PROBATE
IN RE: ESTATE OF
VIRGINIA JOHNSON
a/k/a VIRGINIA ANN JOHNSON
Deceased.

The administration of the estate of VIRGINIA JOHNSON a/k/a VIRGINIA ANN JOHNSON, deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
PATRICK M. JOHNSON
84 Davis Street
Rio Dell, CA 95562

Attorney for Personal Representative:
Linda Lee Wynn
Email Addresses:
LWYNNLAW@aol.com
Florida Bar No. 0878529
P.O. Box 48856
Tampa FL 33646
Telephone: 813 -274-4994
January 10, 17, 2025 25-00036K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-000104-0000-XX
IN RE: ESTATE OF
SUSAN D. HENRY,
AKA LOUISE D. HENRY
Deceased.

The administration of the estate of Susan D. Henry, aka Louise D. Henry, deceased, whose date of death was May 5, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Andrea Henry
14248 Camp Mack Road
Lake Wales, Florida 33898

Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
January 10, 17, 2025 25-00044K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
Case No.: 2024CP-3442
Division: PROBATE
IN RE: THE ESTATE OF
MARGOT MARIA WILSON
Deceased.

The administration of the estate of MARGOT MARIA WILSON, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830.

The names and addresses of the petitioner and the petitioner's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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

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

The date of first publication of this notice is January 10, 2025

EILEEN WILSON, Petitioner
Nattaly Gomez, Esq.
Attorney for Eileen Wilson
Florida Bar Number: 1036183

Patriot Legal Group,
10 Bobby Green Plaza,
Auburndale, FL 33823
Telephone: 863-332-2114
E-Mail: Jasmine@patriotlegal.com
Secondary E-Mail:
Service@patriotlegal.com
Nattaly@patriotlegal.com
January 10, 17, 2025 25-00043K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY,
FLORIDA
Case No.: 53-2024-CP-004089
Probate Division
IN RE: THE ESTATE OF
GEOK TIN TSENG
Deceased.

The administration of the estate of GEOK TIN TSENG, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 January 10, 2025.

Personal Representative:
MICHELLE DRIMMER
5880 Rusack Drive
Melbourne, Florida 32940

Attorney for Personal Representative:
ANNE J. MCPHEE, ESQ.
E-mail Address:
info@studenberglaw.com
Florida Bar No. 0041605
Studenberg Law
1119 Palmetto Avenue
Melbourne, Florida 32901
Telephone: (321) 722-2420
January 10, 17, 2025 25-00063K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024-CP-4112
IN RE: ESTATE OF
GORDON ARTHUR JOHNSON,
Deceased

The administration of the estate of GORDON ARTHUR JOHNSON, deceased, whose date of death was April 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, FL 33831-9000. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 10, 2025.

Robert D. Hines
Curator

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue,
Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrvera@hnh-law.com
January 10, 17, 2025 25-00062K

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO
2024CA-000403-0000-00

DANNY FILMORE, Petitioner, v. LISA STILL, ESTATE OF TINA SEYMOUR, DECEASED, THE UNKNOWN HEIRS, DEVEISEES, AND/OR ASSIGNS OF TINA SEYMOUR, DECEASED ESTATE OF SHIRLEY GRANT, DECEASED THE UNKNOWN HEIRS, DEVEISEES, AND/OR ASSIGNS OF SHIRLEY GRANT, DECEASED, HENRY SANCHEZ, DAVID SANCHEZ, FREDERICK GRANT, and ALAN WHITE, Respondents.

TO: ESTATE OF TINA SEYMOUR, DECEASED, THE UNKNOWN HEIRS, DEVEISEES, AND/OR ASSIGNS OF TINA SEYMOUR, DECEASED, ESTATE OF SHIRLEY GRANT, DECEASED, AND THE UNKNOWN HEIRS, DEVEISEES, AND/OR ASSIGNS OF SHIRLEY GRANT, DECEASED, all addresses unknown.

YOU ARE NOTIFIED that an action for partition, to quiet title, for declaratory judgment, and other relief regarding the following property in Polk County, Florida:

Lot 157, Lakedale Addition to Auburndale, according to the map or plat thereof, recorded in Plat Book 7, Page 4, Public Records of Polk County, Florida.

has been filed against you and that you

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR POLK
COUNTY
CIVIL DIVISION
Case No. 2024-CA-003532

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING Plaintiff, vs. JARRIEL EMYLL TORO ACEVEDO, ALEXIS RANDELLA BYARS HENRY, et al. Defendants.

TO: ALEXIS RANDELLA BYARS HENRY
CURRENT RESIDENCE UNKNOWN
LAST KNOWN ADDRESS
2401 TERI ST
AUBURNDALE, FL 33823

You are notified that an action to foreclose a mortgage on the following property in Polk County, Florida:

THE SOUTH 180 FEET OF THE WEST 242 FEET OF THE EAST 1210 FEET OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 55 FEET THEREOF. SUBJECT TO AN EASEMENT FOR UTILITIES OVER THE NORTH 5 FEET THEREOF. CONTAINING 0.77 +/- ACRE.

AND THAT PART OF UNRECORDED SUN ACRES UNIT 3 DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET OF LOT 235, ALL OF LOTS 236 THRU 241, AND THAT PART OF AN UNDIMENSIONED AND UNNUMBERED LOT OR UNNAMED STREET LYING SOUTH OF LOTS 238 THROUGH 241 AND EAST OF THE NORTHERLY PROLONGATION OF THE WEST BOUNDARY FOR TERI STREET AND WEST OF THE CANAL; AND ALSO THE NORTH 10 FEET OF AN UNNUMBERED LOT LYING WEST OF THE EAST BOUNDARY FOR TERI STREET AND WEST OF THE CANAL, SAID UNNUMBERED LOT LYING NORTH OF LOT 242.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER FOR THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR SECTION 16, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, AND RUN N 00° 03' 04" W ALONG THE WEST BOUNDARY FOR SAID NORTHEAST 1/4 FOR THE NORTHWEST 1/4 AND BEING THE WEST BOUNDARY FOR SUN ACRES

FIRST INSERTION

UNIT 3, BEING AN UNRECORDED SUBDIVISION, A DISTANCE OF 1225.00 FEET TO THE NORTHWEST CORNER FOR THE SOUTH 20.00 FEET FOR LOT 235 FOR SAID SUN ACRES UNIT 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 00° 03' 04" W ALONG SAID WEST BOUNDARY FOR THE NORTHEAST 1/4 AND THE WEST BOUNDARY FOR SUN ACRES UNIT 3, A DISTANCE OF 94.11 FEET TO THE NORTHWEST CORNER FOR LOT 237 FOR AFORESAID SUN ACRES UNIT 3, AND ALSO BEING THE NORTHWEST CORNER FOR SAID NORTHEAST 1/4 FOR THE NORTHWEST 1/4 A DISTANCE OF 269.14 FEET TO THE NORTHEAST CORNER OF LOT 241, SUN ACRES UNIT 3 AND BEING A POINT ON THE TOP OF THE WEST BANK FOR A CANAL; THENCE RUN ALONG THE TOP OF THE WEST BANK FOR SAID CANAL 5 03°29'55" W A DISTANCE OF 144.33 FEET TO A POINT LYING 10 FEET SOUTH OF THE NORTH BOUNDARY OF AN UNNUMBERED LOT BEING 15 FEET NORTH OF THE NORTH BOUNDARY FOR LOT 242 FOR SUN ACRES UNIT 3; THENCE RUN N 89° 29' 22" W AND 10.00 FEET SOUTH FOR SAID NORTH BOUNDARY OF THE UNNUMBERED LOT A DISTANCE OF 104.37 FEET TO THE EAST RIGHT OF WAY FOR TERI SWEET; THENCE RUN N 00° 03' 04" W ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH BOUNDARY FOR AN UNNUMBERED LOT OR UNNAMED STREET; THENCE RUN N 89° 27' 52" W A DISTANCE OF 50 FEET (49.84 FEET CALCULATED) TO A POINT ON THE WEST BOUNDARY FOR TERI STREET AND LYING 15.00 FEET NORTH OF THE SOUTHEAST CORNER FOR LOT 234 FOR SUN ACRES UNIT 3; THENCE RUN N 00° 03' 04" W ALONG THE WEST BOUNDARY FOR TERI STREET AND THE EAST BOUNDARY FOR LOTS 234

AND 235 FOR SUN ACRES UNIT 3, A DISTANCE OF 40.00 FEET TO A POINT LYING 20.00 FEET NORTH OF THE SOUTHEAST CORNER FOR LOT 235 FOR SUN ACRES UNIT 3; THENCE RUN N 89° 29' 22" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.73 +/- ACRE.

LESS AND EXCEPT:

THE NORTH 40.0 FEET OF THE SOUTH 1225.0 FEET OF THE WEST 100.0 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, ALSO KNOWN AS THE NORTH 20 FEET OF LOT 234 AND THE SOUTH 20 FEET OF LOT 235 OF UNRECORDED SUN ACRES UNIT 3. CONTAINING 4,000 SQUARE FEET. SUBJECT TO AN EASEMENT OVER THE WEST 15 FEET THEREOF.

ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

commonly known as 2401 TERI ST, AUBURNDALE, FL 33823 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before January 25, 2025, (or 30 days from the first date of publication, whichever is later) 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.

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: December 19, 2024.
CLERK OF THE COURT
Honorable Stacy M. Butterfield
255 North Broadway
Bartow, Florida 33830-9000
(COURT SEAL)
By: /s/ Asuncion Nieves
Deputy Clerk

Jennifer M. Scott
Kass Shuler, P.A., plaintiff's attorney
P.O. Box 800
Tampa, Florida 33601
(813) 229-0900
328202/2427048/wlp
January 10, 17, 2025 25-00060K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES

IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT, IN
AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA001576

SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. WILLIAM SANTIAGO, et al., Defendant.

Notice is given that pursuant to the Final Judgment of Foreclosure dated December 5, 2024, in Case No.: 2024CA001576 of the Circuit Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WILLIAM SANTIAGO, et al., is the Defendant. 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 January 21, 2025, the following described property set forth in the Final Judgment of Foreclosure:

LOT 128, SQUIRE'S GROVE, according to the plat thereof recorded in Plat Book 137, Pages 41 through 43, Public Records of Polk County, Florida.

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHEDULED APPEARANCE IS LESS THAN 7 DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

DATED: January 3, 2025
By: /s/ Jennifer Sinclair
Jennifer Sinclair, Esquire
Florida Bar No.: 29559

ARIAS BOSINGER, PLLC
280 W. Canton Avenue,
Suite 330
Winter Park, Florida 32789
(407) 636-2549
January 10, 17, 2025 25-00061K

SAVE TIME

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

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

--- PUBLIC SALES ---

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Peace Creek Village Community Development District ("District") will hold a public hearing on Thursday, February 6, 2025, at 1:00 p.m. at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850 to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements expected to be funded by the District ("Improvements") are described in the CIP, and are currently expected to include, but are not limited to, roadways, stormwater management, utilities (water and sewer), hardscape and landscape, undergrounding of conduit, recreational amenities, and related soft costs, all as more specifically described in the CIP, on file and available during normal business hours at the District Manager's Office.

The District intends to impose assessments on certain benefited lands within the District in the manner set forth in the District's Series 2025 Assessment Area Master Special Assessment Methodology Report, dated January 2, 2025 ("Assessment Report"), as may be further amended and supplemented, and which is also on file and available during normal business hours at the District Manager's Office.

As described in more detail in the Assessment Report, the District's assessments are levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted or subject to a site plan.

The annual principal assessment levied against each parcel within the 2025 Assessment Area will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$22,590,000 in debt to be assessed by the District in the 2025 Assessment Area, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

Table with 5 columns: Land Use, Total # of Units, ERU Factor, Proposed Maximum Principal Per Unit/Acre, Proposed Maximum Annual Assessment Per Unit*. Row 1: Single Family, 336, 1.00, \$67,425.60, \$6,440.05

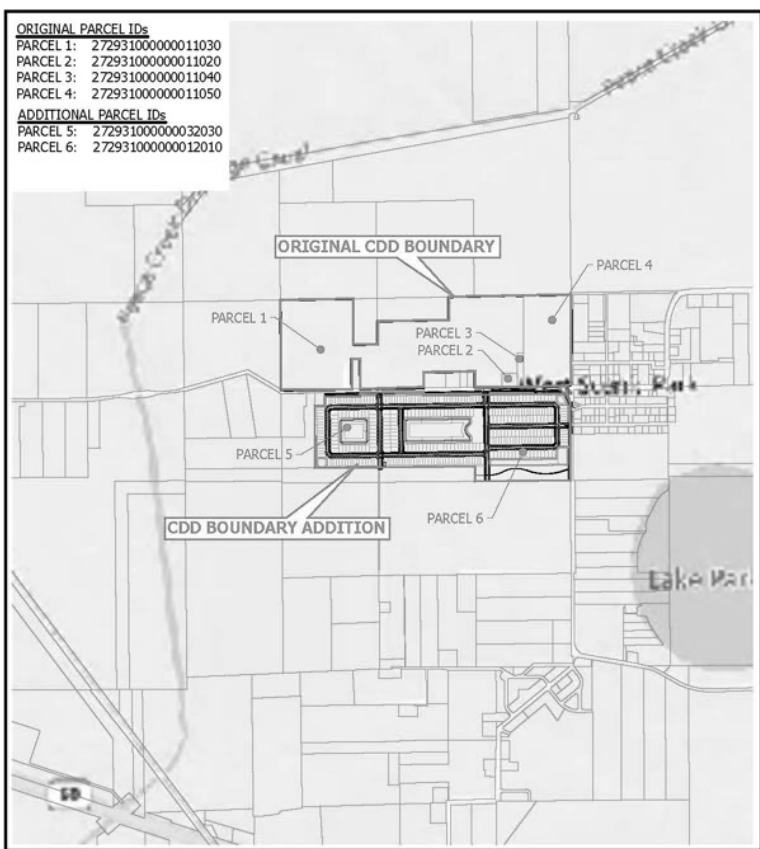
*Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above.

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 of principal subsequent to the issuance of debt to finance the improvements. These annual assessments are anticipated to be collected on the Polk County tax roll by the Tax Collector.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office, or by calling (561) 571-0010, at least three (3) business days prior to the meeting.

PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESS-

ING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION AND NOTICES PURSUANT TO FLORIDA LAW; AND ADDRESSING CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Peace Creek Village Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended, located entirely within the City of Winter Haven, Florida; and

WHEREAS, the District was established by Ordinance No. 2023-57 ("Original Ordinance"), adopted by the City Commission of the City of Winter Haven, Florida ("City"), on October 23, 2023, as amended by Ordinance No. 2024-54, adopted by the City on December 9, 2024 ("Expansion Ordinance"), with the Original Ordinance, the "Ordinance", which Expansion Ordinance served to expand the external boundaries of the District to include an additional 84.747 acres of land, more or less ("2025 Assessment Area"); and

WHEREAS, the District is authorized by Chapter 190, Florida Statutes, and previously determined to finance, fund, plan, establish, acquire, install, equip, operate, extend, or construct certain improvements, including but not limited to: roadways, stormwater facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within and without the boundary of the District; and

WHEREAS, the District evidenced its intent to defray the cost of such Improvements through the levy and collection of special assessments against property within the District benefitted by such improvements, pursuant to Resolution Nos. 2024-31, 2024-35, and 2024-38 (together, "Assessment Resolutions"); and

WHEREAS, the District Board of Supervisors ("Board") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements described in the Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Peace Creek Village Community Development District, dated January 2, 2025 and attached hereto as Exhibit A ("Amended Master Engineer's Report") which amends and supplements the Peace Creek Village Community Development District Engineer's Report, dated October 30, 2023 ("Original Master Engineer's Report", together with the Amended Master Engineer's Report, the "Engineer's Report" and the improvements described therein, the "Improvements"); and

WHEREAS, the Engineer's Report details the scope and cost of public improvements necessary to serve the District, including the 2025 Assessment Area; and

WHEREAS, it is in the best interest of the District to pay all or a portion of the cost of the Improvements by the levy of the Assessments pursuant to Chapter 190, Florida Statutes ("Assessments"), including upon the 2025 Assessment Area; and

WHEREAS, the District is empowered by Chapters 170, 190, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the 2025 Assessment Area, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Peace Creek Village Community Development District Series 2025 Assessment Area Master Special Assessment Methodology Report, dated January 2, 2025, attached hereto as Exhibit B ("Series 2025 Assessment Area Master Assessment Report"), which supplements the Peace Creek Village Community Development District Master Special Assessment Methodology Report, dated October 31, 2023, as supplemented from time to time ("Original Master Assessment Report," together with the Amended Master Assessment Report, the "Assessment Report"), all of which are on file at the office of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, the lands within the District including the 2025 Assessment Area benefit from the entire capital improvement plan described in the Engineer's Report and this Resolution will not amend the previous proceedings on the property subject of the Original Ordinance; and

WHEREAS, as set forth in the Assessment Report, the District hereby finds and determines as follows:

- (i) benefits from the Improvements will accrue to the property improved, including the 2025 Assessment Area;
(ii) the amount of those benefits will exceed the amount of the Assessments, and
(iii) the Assessments are fairly and reasonably allocated; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PEACE CREEK VILLAGE 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. DECLARING ASSESSMENTS. The Board hereby declares that it has determined to undertake all or a portion of the Improvements and to defray all or a portion of the cost thereof within the 2025 Assessment Area by the Assessments and is as set forth in the Assessment Report attached as Exhibit B.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated construction cost of the Improvements is \$32,261,931 ("Estimated Cost"), which includes \$16,312,267 of Improvements related to the 2025 Assessment Area.

B. The Assessments on the District lands including the 2025 Assessment Area will defray approximately \$22,590,000 which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B. \$2,163, 856.80 is the anticipated maximum par value of any bonds to be issued for the 2025 Assessment Area, as further shown in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The 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 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 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 2025 ASSESSMENT AREA LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED. The Assessments shall be levied within the 2025 Assessment Area on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and 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, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. 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 maximum 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 Chapters 170, 190, and 197, Florida Statutes, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE: February 6, 2025
TIME: 1:00 p.m.
LOCATION: Lake Alfred Public Library
245 North Seminole Avenue
Lake Alfred, Florida 33850

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 Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. 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 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, Florida (by two (2) publications one (1) 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 the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. ASSESSMENT RESOLUTIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Assessment Resolutions relating to the District's levy of Assessments on certain lands within the boundaries of the District benefiting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force

Continued from previous page

--- PUBLIC SALES ---

and effect, except to the extent provided for herein.

10. **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, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

11. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is 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.

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

PASSED AND ADOPTED this 2nd day of January, 2025.

ATTEST: **PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT**

/s/Ernesto Torres
Secretary/Assistant Secretary.

/s/ David Matt
Chair/Vice Chair, Board of Supervisors

Exhibit A: Supplement to the Report of the District Engineer Prepared for the Board of Supervisors of the Peace Creek Village Community Development District, dated January 2, 2025

Exhibit B: Peace Creek Village Community Development District Series 2025 Assessment Area Master Special Assessment Methodology Report, dated January 2, 2025

¹ The master assessment lien was imposed on December 20, 2023, by that certain Peace Creek Village Community Development District Notice of Master Special Assessments / Government Lien of Record, dated December 20, 2023, recorded in the Official Records Book 12950, Pages 1863-1866, inclusive, of the Official Records of Polk County, Florida.

² The 2024 Assessments were imposed on February 22, 2024, by that certain Peace Creek Village Community Development District Notice of Lien of Special Assessments for Special Assessment Bonds, Series 2024, dated February 22, 2024, recorded in the Official Records Book 13020, Pages 1621-1624, inclusive, of the Official Records of Polk County, Florida.

January 10, 17, 2025

25-00074K

--- ESTATE / ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC008782
SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation,
Plaintiff, v.
XIAOMING LU; UNKNOWN SPOUSE OF XIAOMING LU & ANY UNKNOWN PERSON(S) IN POSSESSION,
Defendants.
TO: XIAOMING LU
5425 Misty Oak Circle
Davenport, FL 33837
XIAOMING LU
7075 Kingspointe Parkway Suite 9
Orlando, FL 32819
If alive, and if dead, all parties claiming interest by, through, under or against XIAOMING LU, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 6, Solterra Phase 2A1, according to the plat thereof, as recorded in Plat Book 158, Pages 50 through 53, of the Public Records of Polk County, Florida.
Property Address: 5425 Misty Oak Circle, Davenport, FL 33837
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days

from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

A copy of this Notice of Action, Complaint, and Lis Pendens were sent to the defendant(s) and addresses named above.

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.

This is an attempt to collect a debt. Any information will be used for that purpose.

WITNESS my hand and the seal of this Court on December 30, 2024

Default Date: February 5, 2025
Stacy M. Butterfield
Polk County
Clerk of Court
By Asuncion Nieves
Deputy Clerk

SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803
January 10, 17, 2025 25-00076K

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA
CASE NO. 2024CC008782
SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation,
Plaintiff, v.
XIAOMING LU; UNKNOWN SPOUSE OF XIAOMING LU & ANY UNKNOWN PERSON(S) IN POSSESSION,
Defendants.
TO: UNKNOWN SPOUSE OF XIAOMING LU
5425 Misty Oak Circle
Davenport, FL 33837
UNKNOWN SPOUSE OF XIAOMING LU
7075 Kingspointe Parkway Suite 9
Orlando, FL 32819
If alive, and if dead, all parties claiming interest by, through, under or against UNKNOWN SPOUSE OF XIAOMING LU, and all parties having or claiming to have any right, title, or interest in the property described herein.

YOU ARE HEREBY NOTIFIED that an action seeking to foreclose a homeowner association assessment lien has been filed on the following described property:

Lot 6, Solterra Phase 2A1, according to the plat thereof, as recorded in Plat Book 158, Pages 50 through 53, of the Public Records of Polk County, Florida.
Property Address: 5425 Misty Oak Circle, Davenport, FL 33837
has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue,

Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

A copy of this Notice of Action, Complaint, and Lis Pendens were sent to the defendant(s) and addresses named above.

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.

This is an attempt to collect a debt. Any information will be used for that purpose.

WITNESS my hand and the seal of this Court on DEC 30 2024.

Default Date: February 5, 2025
Stacy M. Butterfield
Polk County
Clerk of Court
By Asuncion Nieves
Deputy Clerk

SOLTERRA RESORT HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803
January 10, 17, 2025 25-00077K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-004271-0000-XX
IN RE: ESTATE OF WILLIAM A. READ
Deceased.

The administration of the estate of William A. Read, deceased, whose date of death was November 4, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:
Victoria Read
2416 NW 32nd Street
Boca Raton, Florida 33431
Attorney for Personal Representative:
LESLIE J. BARNETT, Attorney
Florida Bar Number: 133310
GUNSTER, YOAKLEY & STEWART
401 E. Jackson Street,
Suite 1500
Tampa, Florida 33602
Telephone: (813) 228-9080
Fax: (813) 228-6739
E-Mail: lbarnett@gunster.com
Secondary E-Mail:
jdurant@gunster.com
Secondary E-Mail:
eservice@gunster.com
ACTIVE:35284594.1
January 10, 17, 2025 25-00078K

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025CP000056
IN RE: ESTATE OF CHESTER H. BUDZ, JR.
Deceased.

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

YOU ARE HEREBY NOTIFIED that Petition for Summary Administration has been filed in the estate of CHESTER H. BUDZ, JR, deceased, File Number: 2025CP000056, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830; that the decedent's date of death was September 20, 2024; that the total value of the estate is \$8,998.37; and, that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
ALINE JEMISON
2714 Rochelle Dr,
Winter Haven, Florida 33881

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the de-

cedent must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENTS DATE OF DEATH IS BARRED.

The date of the first publication of this Notice is: January 10, 2025.

Person Giving Notice:
/s/ Aline Jemison
ALINE JEMISON
Petitioner
Attorney for Person Giving Notice:
/s/ David Wilson IV
THE WILSON ADVOCACY GROUP, P.A.
P.O. Box 3142
Winter Haven, FL 33885
Phone: (863) 401-8155
Fax: (863) 401-9924
Primary:
info@wilsonadvocacygroup.com
Secondary:
dwfourth@wilsonadvocacygroup.com
Tertiary:
b.moore@wilsonadvocacygroup.com
Attorney for Petitioner
/s/ David Wilson IV
DAVID WILSON IV, ESQUIRE
FL Bar No. 0103204
January 10, 17, 2025 25-00080K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-004036
IN RE: ESTATE OF JEFFREY DALE MCCUTCHEN,
Deceased.

The administration of the estate of JEFFREY DALE MCCUTCHEN, deceased, whose date of death was March 20, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

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

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

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

The date of first publication of this notice is: January 10, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
January 10, 17, 2025 25-00081K

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.: 2024CA000559000000
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.

SHEYLA IRIS ROSARIO VAZQUEZ; JOSE L. MONZON CANTERO; AQUA FINANCE, INC.; CITRUS LANDING OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE CANTERO JR.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS
Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2024 in Civil Case No. 2024CA000559000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and SHEYLA IRIS ROSARIO VAZQUEZ; JOSE L. MONZON CANTERO; AQUA FINANCE, INC.; CITRUS LANDING OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1 N/K/A JOSE CANTERO JR.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose.com on February 17, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 127, CITRUS LANDING, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 41, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

IMPORTANT

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

Dated this 7th day of January, 2025.

ALDRIDGE PITE, LLP
Attorney for Plaintiff
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
Telephone: 561-392-6391
Facsimile: 561-392-6965
By: Zachary Ullman
2025.01.07 13:15:16-05'00'
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1091-2706B
January 10, 17, 2025 25-00079K

SAVE TIME

Email your Legal Notice
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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/2/2025_V12

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/2/2025

Q&A

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.

1/18/23_V13

--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION
Count XII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL., Defendant(s).
To: JACQUELINE L. STALL and HENRY A. STALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HENRY A. STALL...

FIRST INSERTION

NOTICE OF ACTION
Count XIII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL., Defendant(s).
To: ROBERT R. UHLIG and BRENDA V. NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BRENDA V. NELSON...

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.: 2024CA000708000000
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP, Plaintiff, vs.
LATONYA HADLEY A/K/A L. HADLEY; JERODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; 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,

FIRST INSERTION

NOTICE OF ACTION
Count VII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL., Defendant(s).
To: LEIGHA M. MYERS and PATSY R. MYERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATSY R. MYERS...

FIRST INSERTION

NOTICE OF ACTION
Count XI
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL., Defendant(s).
To: JACQUELINE L. STALL and HENRY A. STALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HENRY A. STALL...

FIRST INSERTION

NOTICE OF ACTION
Count VIII
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.: 53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL., Defendant(s).
To: KEITH RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROWENA RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROWENA RODGERS...

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE TENTH CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 2024-CA-001351
HHI-NFHB, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CELESTE R. TORRES, DECEASED; CARLOS GARCIA; DONOVAN TORRES; NIKO TORRES; ISIAH TORRES; FRANKIE TORRES; NICOLE CARMICHAEL; MARKUS VAZQUEZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOW TENANT 1, Defendant.
Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, the Clerk of the Circuit Court will sell the property situate in Polk County, Florida, described as:

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA000671
THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.
JILLIAN D. MORALES, et al., Defendant.
Notice is given that pursuant to the Final Judgment of Foreclosure dated December 27, 2024, in Case No.: 2024CA000671 of the Circuit Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and JILLIAN D. MORALES, et al., is the Defendant. 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 February 11, 2025, the following described property set forth in the Final Judgment of Foreclosure:

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386
or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
 Count III
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).
 To: ROBERT GILLIHAN AND ANY AND ALL UNKNOWN HEIRS, DEVI- SEES AND OTHER CLAIMANTS OF ROBERT GILLIHAN and all parties claiming interest by, through, under or against Defendant(s) ROBERT GILLIHAN AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF ROBERT GILLIHAN and all parties having or claiming to have any right, title or interest in the property herein described: PO BOX 170661 ARLINGTON, TX 76003
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
 An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 23/0005, Building A,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 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.
 DEC 18 2024
 Default Date: January 24, 2025
 (SEAL) Asuncion Nieves
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway, Suite 64,
 West Palm Beach, Florida, 33407
 January 10, 17, 2025 25-00048K

FIRST INSERTION

NOTICE OF ACTION
 Count I
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).
 To: F LORENE BEARD and PAUL BEARD AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF PAUL BEARD and all parties claiming interest by, through, under or against Defendant(s) F LORENE BEARD and PAUL BEARD AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF PAUL BEARD and all parties having or claiming to have any right, title or interest in the property herein described: 25077 LAWRENCE 2152 MARIONVILLE, MO 65705
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
 An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 12/0005, Building A,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 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.
 DEC 18 2024
 Default Date: January 24, 2025
 (SEAL) Asuncion Nieves
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway, Suite 64,
 West Palm Beach, Florida, 33407
 January 10, 17, 2025 25-00046K

FIRST INSERTION

NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
 CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA003476000000
WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF THE MFA 2020-NQM2 TRUST,
Plaintiff, v.
PATRICK D. JOHNSON, et al.,
Defendants.
 TO: PATRICK D. JOHNSON
 Last Known Address: 706 LAKE MARION GOLF RESORT, POINCIANA, FL 34759
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Polk County, Florida:
 Lot 97, of Lake Marion Golf Resort, according to the plat thereof as recorded in Plat Book 112, Pages 35-38 of the Public Records of Polk County, Florida, including the buildings, appurtenances, and fixture located thereon.
 Property Address: 706 LAKE MARION GOLF RESORT, POINCIANA, FL 34759 (the "Property").
 filed against you, and you are required to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Tech- nology Way, Suite 104 Boca Raton, FL 33431 on or before January 25, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and seal of this Court at Polk, Florida on this 19 day of December, 2024.
 Stacy M. Butterfield
 POLK CLERK OF COURT
 POLK COUNTY CLERK OF COURT
 (Seal) By: Asuncion Nieves
 Deputy Clerk
 HARRIS S. HOWARD, ESQ.,
 HOWARD LAW,
 Plaintiff's attorney,
 4755 Technology Way, Suite 104,
 Boca Raton, FL 33431
 January 10, 17, 2025 25-00037K

FIRST INSERTION

NOTICE OF ACTION
 Count IV
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).
 To: JESSE JACKSON SR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF JESSE JACKSON SR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF NANCY JACKSON and all parties claiming interest by, through, under or against Defendant(s) JESSE JACKSON SR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF JESSE JACKSON SR. AND NANCY JACKSON AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF NANCY JACKSON and all parties claiming interest by, through, under or against Defendant(s) JESSE JACKSON SR. AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF NANCY JACKSON and all parties having or claiming to have any right, title or interest in the property herein described: 9659 S HALSTED ST CHICAGO, IL 60628
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
 An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restriction- tions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 33/0024, Building C,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 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.
 DEC 18 2024
 Default Date: January 24, 2025
 (SEAL) Asuncion Nieves
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway, Suite 64,
 West Palm Beach, Florida, 33407
 January 10, 17, 2025 25-00049K

FIRST INSERTION

NOTICE OF ACTION
 Count V
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).
 To: LYNN M. KUEREK and ALBERTA J. PEABODY and BRIAN A. PEABODY and RICHARD B. PEABODY AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RICHARD B. PEABODY and all parties claiming interest by, through, under or against Defendant(s) LYNN M. KUEREK and ALBERTA J. PEABODY and BRIAN A. PEABODY and RICHARD B. PEABODY AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RICHARD B. PEABODY and all parties having or claiming to have any right, title or interest in the property herein described: 523 SARATOGA RD SCHENECTADY, NY 12302
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
 An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 16/0040, Building E,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 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.
 DEC 18 2024
 Default Date: January 24, 2025
 (SEAL) Asuncion Nieves
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway,
 Suite 64,
 West Palm Beach, Florida, 33407
 January 10, 17, 2025 25-00050K

FIRST INSERTION

NOTICE OF SALE
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.
2024CA-001135-0000-00
LAKES AT LAUREL HIGHLANDS HOMEOWNERS ASSOCIATION
Plaintiff(s) VS.
THOMAS GEBREGERGIS, ET AL
Defendant(s)
 Notice is hereby given that pursuant to a Final Judgment entered on the NOVEMBER 15, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Florida, described as:
 Lot 107, LAKES AT LAUREL HIGHLANDS PHASE 10, according to the plat as recorded in Plat Book 164, Pages 33 through 36, of the Public Records of Polk County, Florida.
 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 27TH day of JANUARY, 2025.
 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.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
 WITNESS my hand and the seal of the Court on this 23rd day of December, 2024.
 STACY M. BUTTERFIELD, CPA
 Clerk of the Circuit Court
 Drawer CC-12, P.O. Box 9000
 Bartow, Florida 33831-9000
 (SEAL) By Carolyn Mack
 Deputy Clerk
 January 10, 17, 2025 25-00026K

FIRST INSERTION

NOTICE OF ACTION
 Count VI
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).
 To: BERTHA S. MEANS AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF BERTHA S. MEANS AND JOAN KHABELE AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF JOAN KHABELE and all parties claiming interest by, through, under or against Defendant(s) BERTHA S. MEANS AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF JOAN KHABELE and all parties having or claiming to have any right, title or interest in the property herein described: 7400 VALBURN DR AUSTIN, TX 78731
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
 An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 16/0034, Building E,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 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.
 DEC 18 2024
 Default Date: January 24, 2025
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 (SEAL) Asuncion Nieves
 Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway,
 Suite 64,
 West Palm Beach, Florida, 33407
 January 10, 17, 2025 25-00051K

FIRST INSERTION

NOTICE OF ACTION
 Count IX
 IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA.
CASE NO.:
53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET.AL.,
Defendant(s).
 To: KENDRA C. SIMPSON and LANCE D. SIMPSON and RAMELLE T. RICHARDS AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RAMELLE T. RICHARDS and all parties claiming interest by, through, under or against Defendant(s) KENDRA C. SIMPSON and LANCE D. SIMPSON and RAMELLE T. RICHARDS AND ANY AND ALL UNKNOWN HEIRS, DEVI SEES AND OTHER CLAIMANTS OF RAMELLE T. RICHARDS and all parties having or claiming to have any right, title or interest in the property herein described: 1714 WESTBRIDGE WAY GARLAND, TX 75044
 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:
 An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%, Use Period No./Unit No. 40/0038, Building E,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.
 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.
 DEC 18 2024
 Default Date: January 24, 2025
 Stacy M. Butterfield
 CLERK OF THE CIRCUIT COURT
 POLK COUNTY, FLORIDA
 (SEAL) Asuncion Nieves
 Jerry E. Aron,
 Plaintiff's attorney,
 801 Northpoint Parkway, Suite 64,
 West Palm Beach, Florida, 33407
 January 10, 17, 2025 25-00054K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FS
 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-000477
LIBERTY RIDGE HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
DULCE MARIA ROLDAN, et al.,
Defendants.
 NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 27th day of December, 2024, in Case No.: 2024-CA-000477, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 a.m. on the 11th day of February, 2025, the following described property as set forth in the Summary Final Judgment, to wit: Lot 78, of LIBERTY RIDGE PHASE ONE, according to the plat thereof, as recorded in Plat Book 173, Page 11, of the Public Records of Polk County, Florida. Property Address: 534 Patton Loop, Bartow, FL 33830.
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds as unclaimed.
 If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
 /s/ Lisa Acharekar
 Lisa Acharekar, Esq.
 Florida Bar No. 0734721
 Martell & Ozim, P.A.
 213 S. Dillard St., Suite 210
 Winter Garden, FL 34787
 (407) 377-0890
 Email: lcrowley@martellandozim.com
 Attorney for Plaintiff
 January 10, 17, 2025 25-00071K

--- ACTIONS ---

FIRST INSERTION

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

Case Number: 2024CA-003591
SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A., f/k/a CENTERSTATE BANK OF FLORIDA, N.A., Plaintiff, vs. HEATHER ECKSTEIN, as Personal Representative of the Estate of Kevin Graser, Deceased; RICKY GRASER; UNKNOWN SPOUSE OF RICKY GRASER; GENE ECKSTEIN, UNKNOWN SPOUSE OF GENE ECKSTEIN; CODY GRASER; UNKNOWN SPOUSE OF CODY GRASER; SAVANNA GRASER; UNKNOWN SPOUSE OF SAVANNA GRASER; UNKNOWN HEIRS, BENEFICIARIES OF THE ESTATE OF KEVIN GRASER; UNKNOWN HEIRS, BENEFICIARIES OF THE ESTATE OF MARK GRASER; MARY GRASER; UNKNOWN SPOUSE OF MARY GRASER; DEPARTMENT OF REVENUE FOR THE STATE OF FLORIDA, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE; SUPERIOR SAND CO., INC., an administratively dissolved not for profit Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWNERS ASSOCIATION; WINTER HAVEN CHRISTIAN CENTER, INC., d/b/a DOVE'S REST, a Florida corporation; DOVE'S REST LESSEES ASSOCIATION, INC., an administratively dissolved not for profit Florida corporation; UNKNOWN TENANT 1 AND UNKNOWN TENANT 2, Defendants.

TO: SUPERIOR SAND CO., INC., an administratively dissolved not for profit Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWNERS ASSOCIATION
Last Known Address: 2515 Cypress Gardens Road, Winter Haven, Florida 33880
and
DOVE'S REST LESSEES ASSOCIATION, INC., an administratively dissolved not for profit Florida corporation

Last Known Address: 4925 Cypress Gardens Road, Winter Haven, Florida 33880

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

Lot 35 of DOVE'S REST, a subdivision located in the South 1/2 of the NE 1/4 of the Southeast 1/4 of Section 1, Township 29 South, Range 26 East, Polk County, Florida, as shown by map or plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Polk County, Florida, in Plat Book 73, Page 36, Public Records of Polk County, Florida. TOGETHER with 2015 Skyline Palm Bay Premier, Serial Number BA61-0338HA

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it, on Krista Mahalak, Esquire, the plaintiff's attorney, whose address is Peterson & Myers, P.A., P.O. Box 7608, Winter Haven, FL 33883, on or before January 28, 2025 and to file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

WITNESS my hand and the seal of said Court on this December 20, 2024.

Stacy M. Butterfield
Clerk of the Court
(Seal) By: Asuncion Nieves
Deputy Clerk

Krista Mahalak, Esquire,
Plaintiff's Attorney,
Peterson & Myers, P.A.,
P.O. Box 7608,
Winter Haven, FL 33883
Jan. 10, 17, 24, 31, 2025 25-00033K

FIRST INSERTION

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

CASE NO.: 53-2024-CA-002291-0000-00
HOLIDAY INN CLUB VACATIONS INCORPORATED
Plaintiff, vs.
BEARD ET AL.,
Defendant(s).

To: DEBORAH G. FREEMAN and DOROTHY YEAGER and DONNA T. BECK and RUBE W. WILCOX AND PAUL L. WILCOX AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL L. WILCOX AND RATIS WALTON YEAGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RATIS WALTON YEAGER and all parties claiming interest by, through, under or against Defendant(s) DEBORAH G. FREEMAN and DOROTHY YEAGER and DONNA T. BECK and RUBE W. WILCOX AND PAUL L. WILCOX AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL L. WILCOX AND RATIS WALTON YEAGER AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL L. WILCOX AND RATIS WALTON YEAGER and all parties having or claiming to have any right, title or interest in the property herein described: 16 W CADRON RIDGE RD GREENBRIER, AR 72058

YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenant-in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to

all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto.

Interest 1.923%, Use Period No./Unit No. 39/0415, Building, has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jerry E. Aron, Plaintiff's attorney, whose address is 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407, within thirty (30) days after the first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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.

DEC 18 2024
Default Date: January 24, 2025
(SEAL) Asuncion Nieves
Stacy M. Butterfield
CLERK OF THE CIRCUIT COURT
POLK COUNTY, FLORIDA

Jerry E. Aron,
Plaintiff's attorney,
801 Northpoint Parkway,
Suite 64,
West Palm Beach, Florida, 33407
January 10, 17, 2025 25-00047K

NOTICE OF ACTION
CONSTRUCTIVE SERVICE
PROPERTY

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

CIVIL ACTION NO:
2024CA00232400000
Civil Division

IN RE:
TERRALARGO COMMUNITY
ASSOCIATION, INC., a Florida
non-profit Corporation,
Plaintiff, vs.
JULIA JANELLE JACKSON;
UNKNOWN SPOUSE OF
JULIA JANELLE JACKSON, et al,
Defendant(s),
TO: JULIA JANELLE JACKSON
LAST KNOWN ADDRESS:

4231 PRIMA LAGO DRIVE,
LAKELAND, FL 33810

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

LOT 164, OF TERRALARGO, PHASE 3C, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 162, PAGE(S) 1 AND 2, 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 FLORIDA COMMUNITY LAW GROUP, P.L., Attorney for TERRALARGO COMMUNITY ASSOCIATION, INC., whose address is P.O. Box 292965, Davie, FL

FIRST INSERTION

33329-2965 and file the original with the clerk of the above styled court on or before 10-7-24, (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.

This notice shall be published once a week for two consecutive weeks in The Business Observer (Newspaper)

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

before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said court at POLK County, Florida on this 29 day of August, 2024.

STACY M BUTTERFIELD
As Clerk, Circuit Court
POLK County, Florida
(Seal) By: Ashley Saunders
As Deputy Clerk

/s/ Jared Block
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@fclclg.com
Fla Bar No.: 90297
January 10, 17, 2025 25-00024K

FIRST INSERTION

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

CASE NO.: 2024CA003978000000
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR SECURITIZED ASSET
BACKED RECEIVABLES LLC
TRUST 2006-WM3, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-WM3,
Plaintiff, vs.
LENA R. WHITE A/K/A LENA
WHITE; UNKNOWN SPOUSE
OF LENA R. WHITE A/K/A
LENA WHITE; TERRANOVA
HOMEOWNERS ASSOCIATION
OF POLK COUNTY, INC.; CITY OF
WINTER HAVEN, FLORIDA,

Defendant(s).
TO: Lena R. White a/k/a Lena White
Residence Unknown
Unknown Spouse of Lena R. White
a/k/a Lena White
Residence Unknown

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

LOT 295 OF TERRANOVA PHASE IV, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 130, PAGE 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Street Address: 258 Terranova Boulevard, Winter Haven, Florida 33884

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on 12-30-2024.
Default Date 2-6-25
STACY M. BUTTERFIELD, CPA
Clerk of said Court
(Seal) By: Ashley Saunders
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place,
Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:24-400224
January 10, 17, 2025 25-00025K

SUBSEQUENT INSERTIONS

--- ESTATE / SALES ---

SECOND INSERTION

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

CASE NO. 2024CC001729
SERENO HOMEOWNERS
ASSOCIATION INC., a Florida
Not-For-Profit Corporation,
Plaintiff, v.
STANLEY W. JONES; KIMBERLY
WILLIAMS-JONES & ANY
UNKNOWN PERSON(S) IN
POSSESSION,
Defendants.

Notice is given that under a Final Summary Judgment dated November 15, 2024, and in Case No. 2024CC001729 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which SERENO HOMEOWNERS ASSOCIATION INC., the Plaintiff and STANLEY W. JONES; KIMBERLY WILLIAMS-JONES the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose.com, at 10:00am on January 15, 2025, the following described property set forth in the Final Summary Judgment:

Lot 309, Sereno Phase Two, according to the map or plat thereof, as recorded in Plat Book 166, Pages 41 through 43, inclusive, of the Public Records of Polk County, Florida

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

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

WITNESS my hand this 27th day of December 2024.

By: /s/ Sarah E. Webner
Sarah E. Webner, Esq.
Florida Bar No. 92751
WONSETLER & WEBNER, P.A.
717 North Magnolia Avenue
Orlando, FL 32803
Primary E-Mail for service:
Pleadings@kwpalaw.com
Secondary E-Mail:
office@kwpalaw.com
(P) 407-770-0846
(F) 407-770-0843
Attorney for Plaintiff
January 3, 10, 2025 25-00018K

SECOND INSERTION

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

PROBATE DIVISION
File No.: 24CP-4087
IN RE: ESTATE OF
KENNETH LEE TURNER, SR.,
Deceased
SSN: XXX-XX-3284

The administration of the estate of KENNETH LEE TURNER, SR., deceased, whose date of death was November 2, 2024, and whose Social Security Number is XXX-XX-3284, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of the first publication of this notice is the 3rd day of January, 2025.

Signed on this 23rd day of December, 2024.

Personal Representative:
/s/ Kenneth Lee Turner, Jr.
Kenneth Lee Turner, Jr.
198 Hollingsworth Ct.
Martinsburg, WV 25405

Attorney for Personal Representative:
/s/ Michael A. Johnson
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
January 3, 10, 2025 25-00012K

SECOND INSERTION

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

Case No.: 2024CP-003876
IN RE: Estate of
HERMAN LEON-JOHN SMITH,
III, a.k.a. HERMAN SMITH, III,
a.k.a. HERMAN L. J. SMITH, III
a.k.a. HERMAN L. SMITH, III
Deceased.

The administration of the estate of Herman Leon-John Smith, III, a.k.a. Herman Smith, III, a.k.a. Herman L. J. Smith, III, a.k.a. Herman L. Smith, III, deceased, whose date of death was September 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

NOT WITHSTANDING 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 January 3, 2025.

Personal Representative:
Gary Lee Smith
60 Forest Drive
Painted Post, New York 14870
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
January 3, 10, 2025 25-00019K

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE
BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option OR
e-mail legal@businessobserverfl.com

Business Observer

--- ESTATE / SALES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
2024CP0036500000XX
IN RE: ESTATE OF
MARION GEAKE, A/K/A
MARION JOAN GEAKE, A/K/A
MARION J. GEAKE
Deceased.

The administration of the estate of Marion Geake, A/K/A Marion Joan Geake, A/K/A Marion J. Geake, deceased, whose date of death was June 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal

representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

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

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

The date of first publication of this notice is January 3, 2024.

Personal Representative:
/s/ Bethany L. Viens
Bethany L. Viens
47 Park Ave.
Medford, Massachusetts 02155
/s/ Robert W. Bible
Robert W. Bible, Jr., Attorney
Independent of Counsel
Florida Bar Number: 561398
Pippen Law Group, PLLC
1920 East Bay Dr.
Largo, FL 33771
Telephone: (727) 586-3306
Fax: (727) 585-4209
E-Mail: Robert@attpip.com
Secondary E-Mail: Suzie@attpip.com
January 3, 10, 2025 25-00006K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: **2024-CP-004227**
Division: Probate
IN RE: ESTATE OF
BONNIE JEAN RITCHHART
Deceased.

The administration of the estate of Bonnie Jean Ritchhart, deceased, whose date of death was November 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 1744 Rocky Pointe Drive, Lakeland, Florida 33813. 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 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 January 3, 2025.

Personal Representative:
Mark Ritchhart
501 Snodgrass Lane, Apt. 212
Grayson, Kentucky 41143
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW
GROUP, PLLC
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Mark Ritchhart
January 3, 10, 2025 25-00015K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: **2024-CP-004223**
Division: Probate
IN RE: ESTATE OF
DEBBIE LYNN SCHUERER A/K/A
DEBORA LYNN SCHUERER
Deceased.

The administration of the estate of Debbie Lynn Schuerer a/k/a Debora Lynn Schuerer, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 2002 Rocky Pointe Drive, Lakeland, Florida 33813-1959. 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 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 January 3, 2025.

Personal Representative:
Mark Ritchhart
501 Snodgrass Lane, Apt. 212
Grayson, Kentucky 41143
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW
GROUP, PLLC
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 656-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Attorneys for Mark Ritchhart
January 3, 10, 2025 25-00016K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: **2024CP-003787**
IN RE: Estate of
RICKEY DALE GILLILAND,
Deceased.

The administration of the estate of Rickey Dale Gilliland, deceased, whose date of death was August 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

NOT WITHSTANDING 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 January 3, 2025.

Personal Representative:
Rickey Dale Gilliland, Jr.
787 Dozer Dr.
West Jefferson, OH 43162
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
January 3, 10, 2025 25-00020K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case No.: **2024CP-004076**
IN RE: Estate of
JOHN RAYMOND ELMORE,
Deceased.

The administration of the estate of John Raymond Elmore, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

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

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

NOT WITHSTANDING 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 January 3, 2025.

Personal Representative:
Maria Elizabeth McKay
2308 Barbour Road
Falls Church, VA 22043
Attorney for Personal Representative:
/s/ William J. Twyford
William J. Twyford, Esquire
Florida Bar No. 0782505
Twyford Law, LLC
Post Office Box 411
Winter Haven, Florida 33882
Tel: (863) 585-5283
e-mail: wjt@Twyfordlawllc.com
January 3, 10, 2025 25-00021K

THIRD 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;
Defendants.
TO: DEFENDANT, EVERETT COMPTON A/K/A JAMES EVERETT COMPTON

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, FLORIDA. LESS AND EXCEPT: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 88 DEGREES 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: 23-29-01-139410-000141

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
24-01763K

THIRD 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;
Defendants.
TO: DEFENDANT, RUSSELL COMPTON

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, FLORIDA. LESS AND EXCEPT: BEGIN AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 88 DEGREES 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: 23-29-01-139410-000141

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
24-01764K

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: Arthur Padron, Carolyn Hubbard Gillispie, George A. Mason, George A. & Karen L. Mason Living Trust, John F. & Patsy E. Campbell Revocable Trust

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:

COMMENTE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONUMENT PER CERTIFIED CORNER 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 RECORDS BOOK 7709, PAGE 539, PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGINNING; 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 DISTANCE 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTENSION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD, RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DISTANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE 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@vblaw.com, on or before January 25, 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 19 2024

Stacy M. Butterfield, CPA
Clerk of the Court
(Seal) By: Ascuncion Nieves
As Deputy Clerk

Sidney L. Vihlen, III,
Vihlen & Associates, P.A.,
Plaintiff's attorney,
1540 International Parkway,
Suite 2000,
Lake Mary, Florida 32746
January 3, 10, 2025 25-00001K

SAVE TIME

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

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20906_V12

--- ESTATE / SALES / ACTIONS ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA003019000000
AMWEST FUNDING CORP,
Plaintiff, v.
NIAN MU LI; UNKNOWN SPOUSE
OF NIAN MU LI; ASTONIA
NORTH HOMEOWNERS
ASSOCIATION, INC.; L & G
GOOD LUCK LLC; SUNNOVA TE
MANAGEMENT LLC; UNKNOWN
TENANT #1; UNKNOWN TENANT
#2; AND ALL UNKNOWN
PARTIES IN POSSESSION IF
THE ABOVE DEFENDANTS ARE
ALIVE AND IF ONE OR MORE OF
SAID DEFENDANTS ARE DEAD,
THEIR UNKNOWN SPOUSES,
HEIRS, DEVISEES, GRANTEEES,
PERSONAL REPRESENTATIVES,
CREDITORS AND ALL PARTIES
HAVING OR CLAIMING BY,
THROUGH, OR AGAINST THEM;
AND ALL PARTIES CLAIMING
TO HAVE ANY RIGHT, TITLE OR
INTEREST IN THE PROPERTY
DESCRIBED IN THE COMPLAINT,
Defendant(s).

To the following Defendant(s):

NIAN MU LI
(Last Known Address: 1022 JOHN
JACOB RD, DAVENPORT, FL 33837)
UNKNOWN SPOUSE OF NIAN
MU LI
(Last Known Address: 1022 JOHN
JACOB RD, DAVENPORT, FL 33837)
YOU ARE NOTIFIED that an action
to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:
LOT 56, ASTONIA NORTH,
ACCORDING TO THE MAP
OR PLAT THEREOF AS RE-
CORDED IN PLAT BOOK 188,
PAGE 47, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 1022
JOHN JACOB RD, DAVEN-
PORT, FL 33837
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Ghidotti | Ber-
ger LLP, Attorney for Plaintiff, whose
address is 10800 Biscayne Blvd., Suite
201, Miami, FL 33161 on or before 1-28-
2025, a date which is within thirty (30)
days after the first publication of this
Notice in the Business Observer and
file the original with the Clerk of this
Court either before service on Plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint.

This notice is provided pursuant to
Administrative Order No. 2010-08

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

WITNESS my hand and the seal of
this Court this 20 day of Dec, 2024.

STACY M. BUTTERFIELD

As Clerk of the Court

(SEAL) By /s/ Asuncion Nieves

As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd., Suite 201,
Miami, FL 33161
January 3, 10, 2025 25-00014K

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
10TH JUDICIAL CIRCUIT IN AND
FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-001850
GITSIT SOLUTIONS LLC,
Plaintiff, v.
ESTATE OF AGRIPINA
NICHOLSON, DECEASED; ET AL,
Defendant(s).

To the following Defendant(s):

EMMA ALMANZAR
(Last Known Address: UNKNOWN)
THERESA ALVARADO
(Last Known Address: CALLE MANU-
EL RUEDA, APT 2A MIRADOR DEL
NORTE DN SANTO DOMINGO)
CHRISTIAN DIAZ
(Last Known Address: UNKNOWN)
DANIEL DIAZ
(Last Known Address: UNKNOWN)
ERNESTO DIAZ
(Last Known Address: UNKNOWN)
JOHAN DIAZ
(Last Known Address: UNKNOWN)
KATHY DIAZ
(Last Known Address: UNKNOWN)
TANIA DIAZ
(Last Known Address: UNKNOWN)
DANILO GOMEZ
(Last Known Address: UNKNOWN)
GENERO GOMEZ
(Last Known Address: UNKNOWN)
YOU ARE NOTIFIED that an action
to foreclose based on boundaries estab-
lished by acquiescence, on the following
described property:
LOT 414 CYPRESS LAKES
PHASE -2A, ACCORDING TO
THE MAP OR PLAT THERE-
OF, AS RECORDED IN PLAT
BOOK 91, PAGES 4 AND 5, OF
THE PUBLIC RECORDS OF
POLK COUNTY, FLORIDA.
PROPERTY ADDRESS: 2247

CYPRESS CROSS LOOP,
LAKE LAND, FL 33810

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it, on Ghidotti | Ber-
ger LLP, Attorney for Plaintiff, whose
address is 10800 Biscayne Blvd., Suite
201, Miami, FL 33161, a date which is
within thirty (30) days after the first
publication of this Notice in the Busi-
ness Observer and file the original with
the Clerk of this Court either before
service on Plaintiff's attorney or im-
mediately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2010-08

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

WITNESS my hand and the seal of
this Court this 20 day of Dec, 2024.

Default Date: January 28, 2025

STACY M. BUTTERFIELD

As Clerk of the Court

(SEAL) By /s/ Asuncion Nieves

As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
10800 Biscayne Blvd.,
Suite 201,
Miami, FL 33161
January 3, 10, 2025 25-00010K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
CASE NO.: 2024CP-004214
IN RE: Estate of
CAROL ANN HOBBS,
Deceased.

The administration of the estate of
Carol Ann Hobbs, deceased, whose date
of death was August 19, 2024, is pend-
ing in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 255 N. Broadway Avenue,
Bartow, FL 33830. The names and ad-
resses of the personal representative
and the personal representative's attorney
are set forth below.

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

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

The personal representative has no

duty to discover whether any prop-
erty 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 Act
at Death Act as described in ss. 732.216-
732.228, applies, or may apply, un-
less a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes.

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

NOT WITHSTANDING 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 January 3, 2025.

Personal Representative:

Isreal Baker

5417 Flint Rd.

Cocoa, FL 32927

Attorney for Personal Representative:

/s/ William J. Twyford

William J. Twyford, Esquire

Florida Bar No. 0782505

Twyford Law, LLC

Post Office Box 411

Winter Haven, Florida 33882

Tel: (863) 585-5283

e-mail: wjt@twyfordlawllc.com

January 3, 10, 2025 25-00022K

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-006683

WILMINGTON SAVINGS FUND

SOCIETY, FSB, AS OWNER

TRUSTEE OF THE RESIDENTIAL

CREDIT OPPORTUNITIES TRUST

VIII-B,

Plaintiff, v.

RUSSIAN-AMERICAN

DEVELOPMENT COMPANY LLC,

A FLORIDA LIMITED LIABILITY

COMPANY AKA REAL ESTATE

AMERICAN DEVELOPMENT

COMPANY, LLC, A FLORIDA

LIMITED LIABILITY, et al.,

Defendants.

NOTICE OF SALE PURSUANT TO

CHAPTER 45 IS HEREBY GIVEN

that, pursuant to the Final Judgment
of Mortgage Foreclosure and for As-
signment of Leases and Rents dated
December 17, 2024, issued in and
for Polk County, Florida, in Case No.
2023-CA-006683, wherein WILM-
INGTON SAVINGS FUND SOCI-
ETY, FSB, AS OWNER TRUSTEE
OF THE RESIDENTIAL CREDIT
OPPORTUNITIES TRUST VIII-B
is the Plaintiff, and BASSEDENA
CIRCLE HOLDINGS LLC, THE
DULY APPOINTED TRUSTEE OF
THE LAKE LAND TWO TRUST,
UNKNOWN BENEFICIARY OF
LAKE LAND TWO TRUST, THE
DULY APPOINTED TRUSTEE OF
THE POLK CUSIP 22 TRUST, UN-
KNOWN BENEFICIARY OF POLK
CUSIP 22 TRUST, RUSSIAN-AM-
ERICAN DEVELOPMENT COMPANY
LLC, A FLORIDA LIMITED LIAB-
ILITY COMPANY AKA REAL ESTATE
AMERICAN DEVELOPMENT COM-
PANY, LLC, A FLORIDA LIMITED
LIABILITY, OLEG S. PROKOPEV
and CITY OF LAKE LAND, A FLOR-
IDA MUNICIPAL CORPORATION 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 January 21, 2025, at electronic
sale beginning at 10:00 AM, at www.
polk.realforeclose.com the following
described real property as set forth
in said Final Judgment of Mortgage
Foreclosure and for Assignment of
Leases and Rents, to wit:

LOT 53 AND THE WEST 15
FEET OF LOT 52, BLOCK A,
MAP OF PINEHURST COURT,
ACCORDING TO THE PLAT
THEREOF AS RECORDED
IN PLAT BOOK 8, PAGE 17,
PUBLIC RECORDS OF POLK
COUNTY, FLORIDA.
Property Address: 301 Bas-
sedena Cir N, Lakeland, FL
33805

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 Admin-
istrator, (863) 534-4686, at least 7 days
before your scheduled court appearance
or immediately upon receiving this no-
tification if the time before the schedule
appearance is less than 7 days; if you
are hearing or voice impaired, call TDD
(863) 534-7777 or Florida Relay Service
711.

Dated: This 20th day of December,
2024.

Respectfully submitted,

HOWARD LAW

4755 Technology Way, Suite 104

Boca Raton, FL 33431

Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

Pleadings@HowardLaw.com

By: /s/ Karen A. Green

Karen A. Green, Esq.

Florida Bar No.: 628875

E-Mail: Karen@HowardLaw.com

January 3, 10, 2025 25-00002K

SECOND INSERTION

RE-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.

532023CA004121000000

S. BANK TRUST NATIONAL

ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR LEGACY MORTGAGE ASSET

TRUST 2021-GS2,

Plaintiff, vs.

DOROTHY ANDERSON A/K/A

DOROTHY LOUISE TILLMAN;

UNKNOWN SPOUSE OF

DOROTHY ANDERSON A/K/A

DOROTHY LOUISE TILLMAN;

LAKE WALES MEDICAL CENTER;

UNKNOWN SPOUSE OF DAVID

ALLEN ANDERSON; UNKNOWN

SPOUSE OF BEVERLY HENRY;

DAVID ALLEN ANDERSON;

JENNIFER ANDERSON LEEKS;

UNKNOWN SPOUSE OF

JENNIFER ANDERSON LEEKS;

BEVERLY HENRY; UNKNOWN

TENANT NO. 1; UNKNOWN

TENANT NO. 2; and ALL

UNKNOWN PARTIES CLAIMING

INTERESTS BY, THROUGH,

UNDER OR AGAINST A NAMED

DEFENDANT TO THIS ACTION,

OR HAVING OR CLAIMING TO

HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY

HEREIN DESCRIBED,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant
to an Order or Summary Final Judg-
ment of foreclosure dated May 8, 2024
and an Order Resetting Sale dated De-
cember 16, 2024 and entered in Case
No. 532023CA004121000000 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
LEGACY MORTGAGE ASSET TRUST
2021-GS2 is Plaintiff and DOROTHY
ANDERSON A/K/A DOROTHY LOU-
ISE TILLMAN; UNKNOWN SPOUSE
OF DOROTHY ANDERSON A/K/A
DOROTHY LOUISE TILLMAN;
LAKE WALES MEDICAL CENTER;
UNKNOWN SPOUSE OF DAVID
ALLEN ANDERSON; UNKNOWN
SPOUSE OF BEVERLY HENRY;
DAVID ALLEN ANDERSON; JEN-
NIFER ANDERSON LEEKS; UN-
KNOWN SPOUSE OF JENNIFER
ANDERSON LEEKS; BEVERLY
HENRY; UNKNOWN TENANT NO.
1; UNKNOWN TENANT NO. 2; and

ALL UNKNOWN PARTIES CLAIM-
ING 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 DE-
SCRIBED, are Defendants, STACY
M. BUTTERFIELD, Clerk of the Cir-
cuit Court, will sell to the highest
and best bidder for cash online at www.
polk.realforeclose.com, 10:00 a.m., on
February 14, 2025, the following de-
scribed property as set forth in said Or-
der or Final Judgment, to-wit:

LOT 6, BLOCK D, POINCI-
ANA HEIGHTS, LAKE WALES,
FLORIDA, ACCORDING TO
PLAT THEREOF RECORDED
IN PLAT BOOK 46, PAGE 12,
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 DISCRETION, 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 proceed-
ing, 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, with-
in 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 23, 2024.

By: /s/ Ian Dolan

Ian C. Dolan

Florida Bar No.: 757071

Roy Diaz, Attorney of Record

Florida Bar No. 767700

Diaz Anselmo & Associates, P.A.

Attorneys for Plaintiff

499 NW 70th Ave., Suite 309

Fort Lauderdale, FL 33317

Telephone: (954) 564-0071

Facsimile: (954) 564-9252

Service E-mail: answers@dallegal.com

1460-185504 / TM1

January 3, 10, 2025 25-00011K

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024CP004353
IN RE: ESTATE OF
JESSE WILLIAM HARGADINE,
Deceased.

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

YOU ARE HEREBY NOTIFIED
that Petition for Summary Adminis-
tration has been filed in the estate of
JESSE WILLIAM HARGADINE, de-
ceased, File Number: 2024CP004353,
is pending in the Circuit Court for Polk
County, Florida, Probate Division, the
address of which is 255 North Broad-
way Avenue, Bartow, Florida 33830;
that the decedent's date of death was
April 9, 2024; that the total value
of the estate is Unknown; and, that
the names and addresses of those to
whom it has been assigned by such
order are:

NAME ADDRESS

Christina Theresa Hargadine

133 Grady Polk Road,

Winter Haven, FL

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the
decedent and persons having claims
or demands against the estate of the
decedent must file their claims with

this court WITHIN THE TIME PE-
RIODS SET FORTH IN THE FLOR-
IDA STATUTES SECTION 733.702.
ALL CLAIMS AND DEMANDS NOT
SO FILED WILL BE FOREVER
BARRED. NOTWITHSTANDING
ANY OTHER APPLICABLE TIME
PERIOD, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.

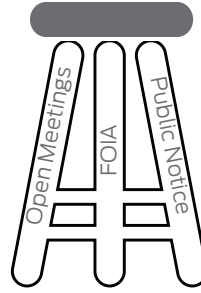
The date of the first publication of
this Notice is: January 3, 2025.

Person Giving Notice:

/s/ Christina T. Hargadine

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence

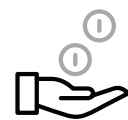


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

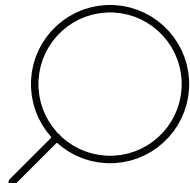


Citizens continue to learn about vital civic matters from newspaper notices.

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

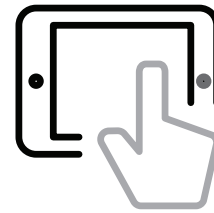
Verifying publication is difficult-to-impossible on the web.

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



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

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

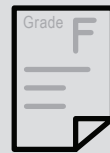


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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- Agency Proposals
- Proposed Budgets and Tax Rates
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- Creation of Special Tax Districts
- School District Reports
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Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
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- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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