

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

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

NOTICE OF PUBLIC HEARINGS

DATE: February 12, 2025
 TIME: 1:30 p.m.
 LOCATION: Lake Alfred Public Library
 245 N. Seminole Avenue
 Lake Alfred, Florida 33850

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

The District is located entirely within Polk County, Florida, and consists of approximately 404.48 +/- acres. The site is generally located east of Marigold Avenue and northwest of Lake Hatchineha. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

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

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$73,775,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
Single Family	971	1.0	\$75,978.37	\$6,276.54

*Amount includes principal only, and not interest or collect costs

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

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

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

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

District Manager

RESOLUTION 2025-29

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

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

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

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report ("Project"), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

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

- A. The total estimated cost of the Project is \$53,692,102 ("Estimated Cost").
- B. The Assessments will defray approximately \$73,775,000, which is the anticipated maximum par value of any

bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$6,553,244 per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: February 12, 2025
 TIME: 1:30 p.m.
 LOCATION: Lake Alfred Public Library
 245 N. 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 preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

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

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

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

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

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

PASSED AND ADOPTED this 11th day of December, 2024.

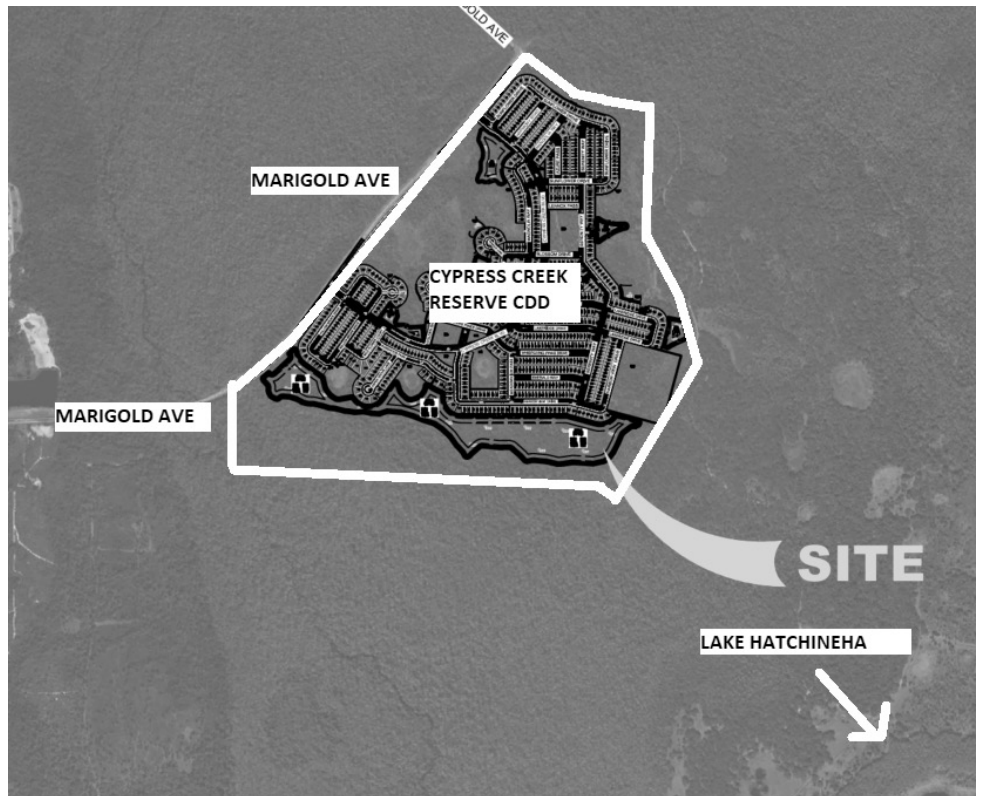
ATTEST:

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

/s/Ernesto Torres
 Secretary/Asst. Secretary

/s/ Candice Bain
 Chair/Vice Chair

Exhibit A: Engineer's Report
Exhibit B: Master Special Assessment Methodology Report



January 17, 24, 2025

25-00115K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Ring Light Rentals located at 43420 Highway 27, Unit 140 in the City of Davenport, Polk County, FL 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 17th day of January, 2025.
 Jacob Bennett
 January 17, 2025 25-00101K

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Riattiere located at PO Box 27 in the City of Lake Alfred, Polk County, FL 33850 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 2nd day of January, 2025.
 Angelo Glorioso
 January 17, 2025 25-00118C

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

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

NOTICE OF PUBLIC HEARINGS

DATE: February 12, 2025
TIME: 11:00 a.m.
LOCATION: Lake Alfred Public Library
245 N. Seminole Avenue
Lake Alfred, Florida 33850

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

The District consists of approximately 132.681 acres of land and is located entirely within Polk County, Florida. The site is generally located south of Marion Road, west of W. Lake Marion Road, and east of Kokomo Road. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

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

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$24,749,000 (not including interest or collection costs), and are as follows:

Table with 5 columns: Product Type, Number of Units, ERU, Maximum Principal Bond Assessments, Maximum Annual Bond Assessments. Rows include SF 60 and SF 50.

*Amount includes principal only, and not interest or collect costs
**Amount includes estimated 3% County collection costs and 4% early payment discounts

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

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

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

District Manager

RESOLUTION 2025-29

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

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

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

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District's overall capital improvement plan as described in the District Engineer's Report ("Project"), which is attached hereto as Exhibit A and incorporated herein by reference; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT:

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- A. The total estimated cost of the Project is \$17,588,304 ("Estimated Cost").
B. The Assessments will defray approximately \$24,740,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth

in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$2,197,591 per year, again as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices..

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, as described in Exhibit B, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: February 12, 2025
TIME: 11:00 a.m.
LOCATION: Lake Alfred Public Library
245 N. 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 preliminary assessment roll, a copy of which is on file and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

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

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

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

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

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

PASSED AND ADOPTED this 4th day of November, 2024.

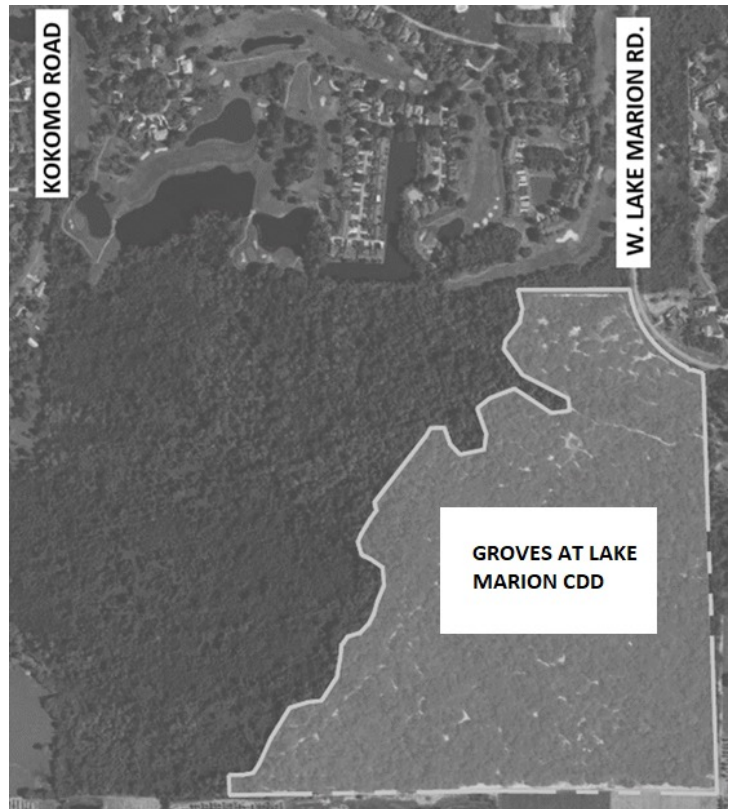
ATTEST:

GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

/s/ Daniel Rom
Secretary/Assistant Secretary.

/s/ Rob Bonin
Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report
Exhibit B: Master Special Assessment Methodology Report



January 17, 24, 2025

25-00116K



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
IV202506_V33

--- ACTIONS / SALES ---

SECOND 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, DE-
VISEES 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, DEVISEES 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 Or-
lando Breeze Resort, with the ex-
clusive 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, cove-
nants, conditions and provisions
in the Declaration of Restrict-
ions, Covenants and Conditions
recorded in Volume 06046, Page
0473 and amended by the Sup-
plemental 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, Build-
ing 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 publica-
tion 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

SECOND 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 UN-
KNOWN HEIRS, DEVISEES AND
OTHER CLAIMANTS OF PAUL
BEARD and all parties claiming in-
terest by, through, under or against
Defendant(s) F LORENE BEARD
and PAUL BEARD AND ANY AND
ALL UNKNOWN HEIRS, DEVISEES
AND OTHER CLAIMANTS OF PAUL
BEARD and all parties having or claim-
ing 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 Or-
lando Breeze Resort, with the ex-
clusive 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, cove-
nants, conditions and provisions
recorded in Volume 06046, Page
0473 and amended by the Sup-
plemental 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, Build-
ing 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 publica-
tion 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

SECOND 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 MAR-
ION 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, appur-
tenances, 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-

SECOND 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, DE-
VISEES AND OTHER CLAIMANTS
OF JESSE JACKSON SR. AND NANCY
JACKSON AND ANY AND ALL UN-
KNOWN HEIRS, DEVISEES 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, DEVISEES AND OTHER
CLAIMANTS OF JESSE JACKSON
SR. AND NANCY JACKSON AND ANY
AND ALL UNKNOWN HEIRS, DE-
VISEES 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 Or-
lando Breeze Resort, with the ex-
clusive 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, cove-
nants, conditions and provisions
in the Declaration of Restrict-
ions, Covenants and Conditions
recorded in Volume 06046, Page
0473 and amended by the Sup-
plemental 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, Build-
ing 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 publica-
tion 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

SECOND 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,
DEVISEES 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 UN-
KNOWN HEIRS, DEVISEES AND
OTHER CLAIMANTS OF RICHARD
B. PEABODY and all parties having or
claiming to have any right, title or inter-
est 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 Or-
lando Breeze Resort, with the ex-
clusive 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, cove-
nants, conditions and provisions
in the Declaration of Restrict-
ions, Covenants and Conditions
recorded in Volume 06046, Page
0473 and amended by the Sup-
plemental 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, Build-
ing 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 publica-
tion 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

SECOND 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 NO-
VEMBER 15, 2024, in the above-enti-
tled cause in the Circuit Court of Polk
County, Florida, STACY M. BUTTER-
FIELD, 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, ac-
cording 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-

SECOND 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, DE-
VISEES AND OTHER CLAIMANTS
OF BERTHA S. MEANS AND JOAN
KHABELE AND ANY AND ALL UN-
KNOWN HEIRS, DEVISEES 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, DEVISEES AND OTHER
CLAIMANTS OF BERTHA S. MEANS
AND JOAN KHABELE AND ANY AND
ALL UNKNOWN HEIRS, DEVISEES
AND OTHER CLAIMANTS OF JOAN
KHABELE and all parties having or
claiming to have any right, title or inter-
est 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 Or-
lando Breeze Resort, with the ex-
clusive 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, cove-
nants, conditions and provisions
in the Declaration of Restrict-
ions, Covenants and Conditions
recorded in Volume 06046, Page
0473 and amended by the Sup-
plemental 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, Build-
ing 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 publica-
tion 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

SECOND 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, DEVISEES 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 RA-
MELLE 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 Or-
lando Breeze Resort, with the ex-
clusive 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, cove-
nants, conditions and provisions
in the Declaration of Restrict-
ions, Covenants and Conditions
recorded in Volume 06046, Page
0473 and amended by the Sup-
plemental 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, Build-
ing 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 publica-
tion 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 Admin-
istrator, 255 N. Broadway Avenue, Bar-
tow, 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

SECOND 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 pursu-
ant 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 follow-
ing 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 proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. 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

--- 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 streets and areas to be improved are geographically depicted below and in the District's 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, as may be further amended (the amended master project described therein, the "CIP"). The District previously levied a master assessment lien on certain property within the District that is currently subject to the District's previously issued Series 2024 Bonds ("2024 Assessment Area"). This notice will result in a master assessment lien for the property described herein based on revisions to the District's CIP and the amendment to the District's boundaries to include the 2025 Assessment Area. The public hearing is being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office").

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. According to the CIP, the estimated cost of the Improvements, including contingency and professional services, is \$32,261,931. Of that total, \$16,312,267 is attributable to the 2025 Assessment Area, as defined in the Assessment Report (defined herein).

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. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. The purpose of any such assessment is to secure the bonds issued to fund the Improvements. These assessments are anticipated to impose master assessments only for the 2025 Assessment Area within the District and will have no impact on the previously levied master assessments for the 2024 Assessment Area.

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. Please consult the Assessment Report for a more detailed explanation of the methodology.

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. The proposed annual schedule of assessments is as follows:

Land Use	Total # of Units	ERU Factor	Proposed Maximum Principal Per Unit/Acre	Proposed Maximum Annual Assessment Per Unit*
Single Family	336	1.00	\$67,425.60	\$6,440.05

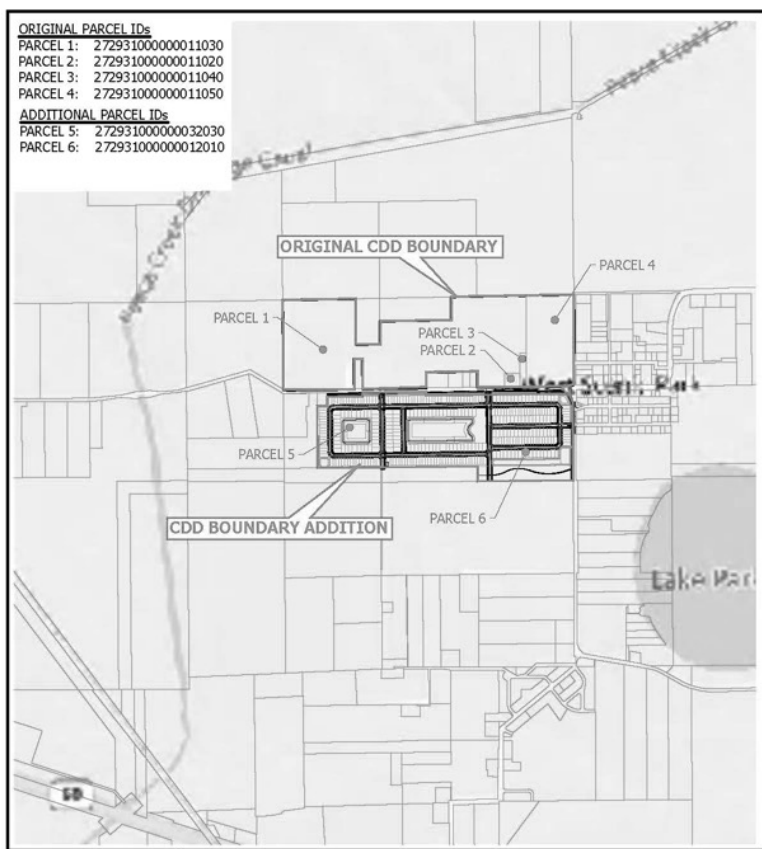
*Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth in the Assessment Report.

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. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice. Notwithstanding the description of the maximum assessments herein, landowners will not have a payment obligation until the issuance of bonds, at which time the fixed assessment amounts securing those bonds, as well as a collection protocol, will be determined. The fixed assessment amounts will be determined at a public meeting, pursuant to a supplemental assessment resolution, engineer's report and assessment methodology, but will in no event exceed the maximum assessments noticed herein. Please note that the preceding statement only applies to capital (debt) assessments and shall have no effect on the ability of the District to levy assessments and collect payments related to the operation and maintenance of the District. Further, this notice shall not affect the 2024 Assessments currently levied on property within the original boundaries of the District for which Series 2024 Bonds were previously issued.² At the same date, time, and place, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

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. 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.

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 benefited 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 benefited 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 ---

SECOND 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

SECOND 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

SECOND 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 MCCUTCHEIN, Deceased. The administration of the estate of JEFFREY DALE MCCUTCHEIN, 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION 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-

SECOND 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. Wonseltler, Esq., The Law Office of Wonseltler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 January 10, 17, 2025 25-00077K

SECOND INSERTION

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

SECOND 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-

SECOND 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. Wonseltler, Esq., The Law Office of Wonseltler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days

SECOND INSERTION

AS SPOUSES, HEIRS, DEVISEES, GRANTEES, 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 January 10, 17, 2025 25-00079K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0043730000XX Division: Probate IN RE: ESTATE OF AUBRY LEON HARPER Deceased. The administration of the Estate of Aubry Leon Harper, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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: Robert Allan Ebel 265 S. Graeser Road Saint Louis, MO 63141 Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 MEDINA LAW GROUP, P.A., 425 S. Florida Ave., Ste. 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 25-00040K

--- ACTIONS ---

SECOND 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 and all parties claiming interest by, through, under or against Defendant(s) JACQUELINE L. STALL and HENRY A. STALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HENRY A. STALL and all parties having or claiming to have any right, title or interest in the property herein described: 210 LACKEY ST CUERO, TX 77954
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. 12/0034, 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 25-00057K

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 andAnd all parties claiming interest by, through, under or against Defendant(s) LEIGHA M. MYERS and PATSY R. MYERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PATSY R. MYERS and all parties having or claiming to have any right, title or interest in the property herein described: 35343 EW 1210 RD EARLSBORO, OK 74840
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. 24/0004, 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
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 25-00052K

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 KEITH RODGERS AND ROWENA RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROWENA RODGERS and all parties claiming interest by, through, under or against Defendant(s) KEITH RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF KEITH RODGERS AND ROWENA RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF ROWENA RODGERS and all parties having or claiming to have any right, title or interest in the property herein described: 2128 LA MANDA BLVD SAN ANTONIO, TX 78201
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. 34/0016, Building B,
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 25-00053K

SECOND 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 and all parties claiming interest by, through, under or against Defendant(s) ROBERT R. UHLIG and BRENDA V. NELSON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF BRENDA V. NELSON and all parties having or claiming to have any right, title or interest in the property herein described: 74 JAMES STREET ATTLEBORO, MA 02703
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. 51/0065, Building H,
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 25-00058K

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 and all parties claiming interest by, through, under or against Defendant(s) JACQUELINE L. STALL and HENRY A. STALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HENRY A. STALL and all parties having or claiming to have any right, title or interest in the property herein described: 210 LACKEY ST CUERO, TX 77954
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. 50/0033, 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 25-00056K

NOTICE OF SALE
IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL 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.; UNKOWN 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:
LOT 14, BLOCK 1601, VILLAGE 3, NEIGHBORHOOD 2, POINCIANA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGES 12 THROUGH 20, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 302 Clearwater Ln., Kissimmee, FL 34759
at public sale, to the highest and best bidder, for cash, online at www.polk.realforeclose.com, at 10:00 a.m. EST on February 14, 2025.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS 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 IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.
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 seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days. If you are hearing impaired, please call 711.
NOTE: THIS COMMUNICATION, FROM A DEBT COLLECTOR, IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
DATED this 6th day of January, 2025.
Jeffrey C. Hakanson, Esquire
For the Court
/s/ Jeffrey C. Hakanson
JEFFREY C. HAKANSON, ESQUIRE
Florida Bar No. 0061328
Primary E-mail:
Jeff@mcintyrefirm.com
Secondary E-mail:
JCHservice@mcintyrefirm.com
McIntyre Thanasides Bringgold Elliott Grimaldi Gueto & Matthews, P.A.
1228 E 7th Ave,
Suite 100
Tampa, Florida 33605
813-223-0000 Tel.; 813-899-6069 Fax
January 10, 17, 2025 25-00065K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA000708000000
CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP,
Plaintiff, vs.
LATONYA HADLEY A/K/A L. HADLEY; JERODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWNERS 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,
GRANTEES, OR OTHER CLAIMANTS Defendant(s).
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 20, 2024 in Civil Case No. 2024CA000708000000, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, wherein, CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP is the Plaintiff, and LATONYA HADLEY A/K/A L. HADLEY; JERODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWNERS 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, GRANTEES, 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 January 30, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:
LOT 2, SOLTERRA PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
IMPORTANT AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 2nd 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
2025.01.02 14:38:18-05'00'
FBN: 106751
Primary E-Mail:
ServiceMail@aldridgepite.com
1100-950B
January 10, 17, 2025 25-00038K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: **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:
Lot 113, THE RIDGE AT SWAN LAKE, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, 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 6, 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 25-00070K

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

The History
How We Got Here

Cradle to Grave

The election of 1932 changed how the public viewed the role of government. Every decade since, government has continually expanded, with greater regulation and one failed welfare program after another.

BY MILTON & ROSE FRIEDMAN

The presidential election of 1932 was a political watershed for the United States.

Herbert Hoover, seeking re-election on the Republican ticket, was saddled with a deep depression. Millions of people were unemployed. The standard image of the time was a breadline or an unemployed person selling apples on a street corner.

Though the independent Federal Reserve System was to blame for the mistaken monetary policy that converted a recession into a catastrophic depression, the president, as the head of state, could not escape responsibility. The public had lost faith in the prevailing economic system. People were desperate. They wanted reassurance, a promise of a way out.

Franklin Delano Roosevelt, the charismatic governor of New York, was the Democratic candidate. He was a fresh face, exuding hope and optimism.

True enough, he campaigned on the old principles. He promised if elected to cut waste in government and balance the budget, and berated Herbert Hoover for extravagance in government spending and for permitting government deficits to mount.

At the same time, both before the election and during

the interlude before his inauguration, Roosevelt met regularly with a group of advisers at the Governor's Mansion in Albany — his "brain trust," as it was christened. They devised measures to be taken after his inauguration that grew into the "New Deal" FDR had pledged to the American people in accepting the Democratic nomination for president.

The election of 1932 was a watershed in narrowly political terms.

In the 72 years from 1860 to 1932, Republicans held the presidency for 56 years, Democrats for 16. In the 48 years from 1932 to 1980, the tables were turned: Democrats held the presidency for 32 years, Republicans for 16.

The election was also a watershed in a more important sense: It marked a major change in both the public's perception of the role of government and the actual role assigned to government.

One simple set of statistics suggests the magnitude of the change. From the founding of the Republic to 1929, spending by governments at all levels — federal, state, and local — never exceeded 12% of the national income except in time of major war, and two-thirds of that was state and local spending. Federal spending typically amounted to 3% or less of the national income.

Since 1933, government spending has never been less than 20% of national income and is now over 40%, and two-thirds of that is spending by the federal government.

True, much of the period since the end of World War II has been a period of cold or hot war. However, since 1946 non-defense spending alone has never been less than 16% of the national income and is now roughly one-third the national income. Federal government spending alone is more than one-quarter of the national income in total, and more than a fifth for non-defense purposes alone. By this measure, the role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

ROOSEVELT'S UTOPIAN FANTASY

Roosevelt was inaugurated on March 4, 1933 — when the economy was at its lowest ebb. Many states had declared a banking holiday, closing their banks. Two days after he was inaugurated, President Roosevelt ordered all banks throughout the nation to close.

But Roosevelt used his inaugural address to deliver a message of hope, proclaiming that "the only thing we have to fear is fear itself." And he immediately launched a frenetic program of legislative measures — the "100 days" of a special congressional session.

The members of FDR's brain trust were drawn mainly from the universities — in particular, Columbia University. They reflected the change that had occurred earlier in the intellectual atmosphere on the campuses — from

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The role of the federal government in the economy has multiplied roughly tenfold in the past half-century.

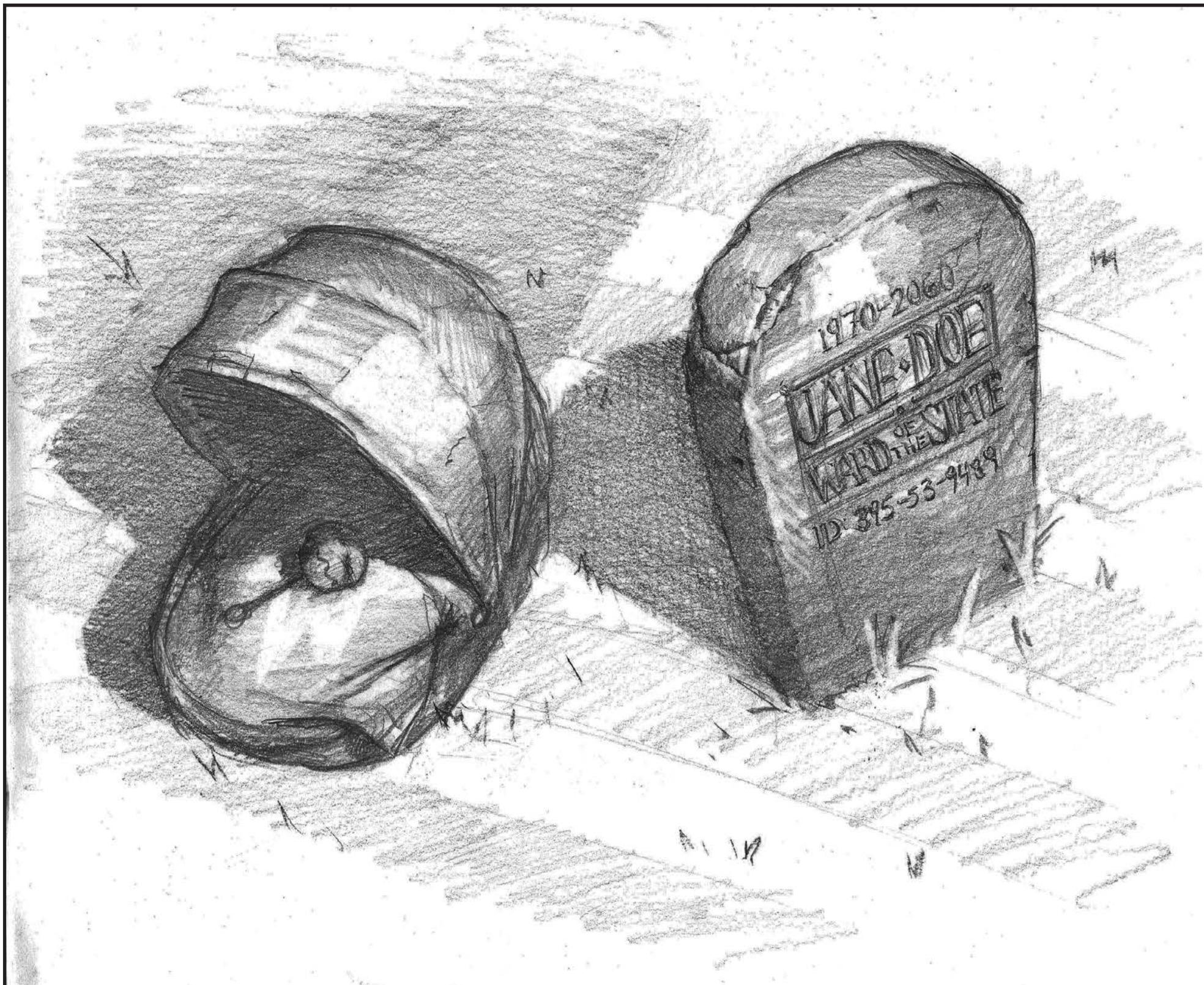


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

belief in individual responsibility, laissez faire and a decentralized and limited government to belief in social responsibility and a centralized and powerful government. It was the function of government, they believed, to protect individuals from the vicissitudes of fortune and to control the operation of the economy in the “general interest,” even if that involved government ownership and operation of the means of production.

These two strands were already present in a famous novel published in 1887, “Looking Backward,” by Edward Bellamy, a utopian fantasy in which a Rip Van Winkle character who goes to sleep in the year 1887 awakens in the year 2000 to discover a changed world. “Looking backward,” his new companions explain to him how the utopia that astonishes him emerged in the 1930s — a prophetic date-from the hell of the 1880s.

That utopia involved the promise of security “from cradle to grave” — the first use of that phrase we have come across — as well as detailed government planning, including compulsory national service by all persons over an extended period.

Coming from this intellectual atmosphere, Roosevelt’s advisers were all too ready to view the depression as a failure of capitalism and to believe that active intervention by government — and especially central government — was the appropriate remedy. Benevolent public servants, disinterested experts, should assume the power that narrow-minded, selfish “economic royalists” had abused. In the words of Roosevelt’s first inaugural address, “The money changers have fled from the high seats in the temple of our civilization.”

In designing programs for Roosevelt to adopt, they could draw not only on the campus, but on the earlier experience of Bismarck’s Germany, Fabian England and middle-way Sweden. The New Deal, as it emerged during the 1930s, clearly reflected these views.

It included programs designed to reform the basic structure of the economy. Some of these had to be aban-

doned when they were declared unconstitutional by the Supreme Court, notably the NRA (National Recovery Administration) and the AAA (Agricultural Adjustment Administration). Others are still with us, notably the Securities and Exchange Commission, the National Labor Relations Board, and nationwide minimum wages.

The New Deal also included programs to provide security against misfortune, notably Social Security (OASI: Old Age and Survivors Insurance), unemployment insurance and public assistance.

The New Deal also included programs intended to be strictly temporary, designed to deal with the emergency situation created by the Great Depression. Some of the temporary programs became permanent, as is the way with government programs.

The most important temporary programs included “make work” projects under the Works Progress Administration, the use of unemployed youth to improve the national parks and forests under the Civilian Conservation Corps, and direct federal relief to the indigent.

At the time, these programs served a useful function. There was distress on a vast scale; it was important to do something about that distress promptly, both to assist the people in distress and to restore hope and confidence to the public. These programs were hastily contrived, and no doubt were imperfect and wasteful, but that was understandable and unavoidable under the circumstances. The Roosevelt administration achieved a considerable measure of success in relieving immediate distress and restoring confidence.

CENTRAL PLANNING TAKES OVER

World War II interrupted the New Deal, while at the same time strengthening greatly its foundations. The war brought massive government budgets and unprecedented control by government over the details of economic life: fixing of prices and wages by edict, rationing

of consumer goods, prohibition of the production of some civilian goods, allocation of raw materials and finished products, control of imports and exports.

The elimination of unemployment, the vast production of war materiel that made the United States the “arsenal of democracy” and unconditional victory over Germany and Japan — all these were widely interpreted as demonstrating the capacity of government to run the economic system more effectively than “unplanned capitalism.”

One of the first pieces of major legislation enacted after the war was the Employment Act of 1946, which expressed government’s responsibility for maintaining “maximum employment, production and purchasing power” and, in effect, enacted Keynesian policies into law.

The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

The depression was produced by a failure of government, not of private enterprise. As to the war, it is one thing for government to exercise great control temporarily for a single overriding purpose shared by almost all citizens and for which almost all citizens are willing to make heavy sacrifices; it is a very different thing for government to control the economy permanently to promote a vaguely defined “public interest” shaped by the enormously varied and diverse objectives of its citizens.

At the end of the war, it looked as if central economic planning was the wave of the future. That outcome was passionately welcomed by some who saw it as the dawn of a world of plenty shared equally. It was just as passionately feared by others, including us, who saw it as a turn to tyranny and misery. So far, neither the hopes of the one nor the fears of the other have been realized.

Government has expanded greatly. However, that expansion has not taken the form of detailed central economic planning accompanied by ever widening nationalization of industry, finance and commerce, as so many of us feared it would. Experience put an end to detailed economic planning, partly because it was not successful in achieving the announced objectives, but also because it conflicted with freedom.

That conflict was clearly evident in the attempt by the British government to control the jobs people could hold. Adverse public reaction forced the abandonment of the attempt. Nationalized industries proved so inefficient and generated such large losses in Britain, Sweden, France and the United States that only a few die-hard Marxists today regard further nationalization as desirable.

The illusion that nationalization increases productive efficiency, once widely shared, is gone. Additional nationalization does occur — passenger railroad service and some freight service in the United States, Leyland Motors in Great Britain, steel in Sweden. But it occurs for very different reasons — because consumers wish to retain services subsidized by the government when market conditions call for their curtailment or because workers in unprofitable industries fear unemployment. Even the supporters of such nationalization regard it as at best a necessary evil.

SOCIALIZING RESULTS OF PRODUCTION

The failure of planning and nationalization has not eliminated pressure for an ever bigger government. It has simply altered its direction. The expansion of government now takes the form of welfare programs and of regulatory activities. As W. Allen Wallis put it in a somewhat different context, socialism, “intellectually bankrupt after more than a century of seeing one after another of its arguments for socializing the means of production demolished — now seeks to socialize the results of production.”

In the welfare area, the change of direction has led to an explosion in recent decades, especially after President Lyndon Johnson declared a “War on Poverty” in 1964. New Deal programs of Social Security, unemployment insurance and direct relief were all expanded to cover new groups; payments were increased; and Medicare, Medicaid, food stamps and numerous other programs were added. Public housing and urban renewal programs were enlarged. By now there are literally hundreds of government welfare and income transfer programs.

The Department of Health, Education and Welfare, established in 1953 to consolidate the scattered welfare programs, began with a budget of \$2 billion, less than 5% of expenditures on national defense. Twenty-five years later, in 1978, its budget was \$160 billion, one and a half times as much as total spending on the Army, the Navy, and the Air Force. It had the third-largest budget in the world, exceeded only by the entire budget of the

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The war’s effect on public attitudes was the mirror image of the depression’s. The depression convinced the public that capitalism was defective; the war, that centralized government was efficient. Both conclusions were false.

U.S. government and of the Soviet Union.

The department supervised a huge empire, penetrating every corner of the nation. More than one out of every 100 persons employed in this country worked in the HEW empire, either directly for the department or in programs for which HEW had responsibility but which were administered by state or local government units. All of us were affected by its activities. (In late 1979, HEW was subdivided by the creation of a separate Department of Education.)

No one can dispute two superficially contradictory phenomena: widespread dissatisfaction with the results of this explosion in welfare activities; and continued pressure for further expansion.

BAD MEANS FOR GOOD OBJECTIVES

The objectives have all been noble; the results, disappointing. Social Security expenditures have skyrocketed, and the system is in deep financial trouble. Public housing and urban renewal programs have subtracted from rather than added to the housing available to the poor. Public assistance rolls mount despite growing employment.

By general agreement, the welfare program is a “mess” saturated with fraud and corruption. As government has paid a larger share of the nation’s medical bills, both patients and physicians complain of rocketing costs and of the increasing impersonality of medicine. In education, student performance has dropped as federal intervention has expanded.

The repeated failure of well-intentioned programs is not an accident. It is not simply the result of mistakes of execution. The failure is deeply rooted in the use of bad means to achieve good objectives.

Despite the failure of these programs, the pressure to expand them grows. Failures are attributed to the miserliness of Congress in appropriating funds, and so are met with a cry for still bigger programs. Special interests that benefit from specific programs press for their expansion — foremost among them the massive bureaucracy spawned by the programs.

An attractive alternative to the present welfare system is a negative income tax. This proposal has been widely supported by individuals and groups of all political persuasions. A variant has been proposed by three presidents; yet it seems politically unfeasible for the foreseeable future.