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

JANUARY 17 - JANUARY 23, 2025

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Ronald Alfred Ugolini will on February Polk County, Lakeland, FL 33813, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

2008 KAWK, VIN JKAVN2B148A034273, TITLE NO: 101112427 And all other personal property

located therein Prepared by Tracy McDuffie, 4111 W Cypress Street, Tampa, FL 33607 January 17th and 24th, 2025

January 17, 24, 2025 25-00086K

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A Brighter Day Healthcare located at 343 W. Davidson Street, Suite 102 in the City of Bartow, Polk County, FL 33830 intends to register the said name with the Division of Corporations of the De-

partment of State, Tallahassee, Florida. Dated this 9th day of January, 2025. Sunshine, Lollipops and Rainbows,

January 17, 2025 25-00087K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of BOLEY INSURANCE located at 3615 S. Florida Ave. Suite 910, in the County of POLK in the City of Lakeland, Florida 33803 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at POLK, this 9th day of Janu-GOLDEN DEFENDER, LLC

25-00091K January 17, 2025

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 Horizon Door and Dock, a Vortex Doors Company located at 3512 Waterfield Parkway in the City of Lakeland, Polk County, FL 33803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of January, 2025. Vortex Industries, LLC.

January 17, 2025 25-00092K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Book Avenue located at 2954 Camden Way, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 10th day of January, 2025. WINNERS WIN LIFESTYLE COM-

January 17, 2025 25-00096K

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 CharBar located at 204 Birchwood Dr. in the City of Davenport, Polk County, FL 33897 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of January, 2025. Benjamin Alicea January 17, 2025 25-00100K

FIRST INSERTION

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

CASE NUMBER: 532024CP0039630000XX IN RE: THE ESTATE OF JERRY ALLEN SAYRE, Deceased.

The estate of JERRY ALLEN SAYRE, deceased, File Number 2024CP0039630000XX, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is PO Box 9000, Bartow, FL 3383-9000. The name and address of the attorney for the estate and the Personal Representative are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is January 17, 2025.

Personal Representative:

ROBERTA FOSTER DAVID A. SILVERSTONE, P.A. Attorney for Personal Representative 2455 Hollywood Blvd., Suite 301 Hollywood, FL 33020 (954) 367-0770 David @dsilverstone.com

David A. Silverstone Fla. Bar No. 862096

January 17, 24, 2025 25-00095K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 25CP-63 IN RE: ESTATE OF Diane B. LaBelle

FIRST INSERTION

deceased. The administration of the estate of Diane B. LaBelle, deceased, Case Number 25CP-63, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow Florida 33830-9000. The names and $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Matthew LaBelle

Personal Representative Address: 28 Dogwood Drive Court, Ocala, FL 34472 MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwillison@mwillison.com Attorney for Personal Representative January 17, 24, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-003766

IN RE: ESTATE OF JOAN MIGUEL FRIAS. a/k/a Joan M. Frias, a/k/a Joan Frias, Deceased.

The administration of the Estate of Joan Miguel Frias a/k/a Joan M. Frias a/k/a Joan Frias, deceased, whose date of death was September 22, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division. the address of which is 255 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is January 17, 2025. Personal Representative:

Arlin O. Frias-Medina $2516~{\rm MacArthur~Dr.}$

Union, New Jersey 07083 Attorney for Personal Representative: Cyrus Malhotra, Esq. Florida Bar Number: 0022751 THE MALHOTRA LAW FIRM P.A. 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax: (727) 290-4044

E-Mail: filings@FLprobatesolutions.com Secondary E-Mail: cortney@FLprobatesolutions.com

January 17, 24, 2025 25-00110K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP003456 Division 14 IN RE: ESTATE OF ROMEL OSBOURNE

Deceased. The administration of the estate of Romel Osbourne, deceased, whose date of death was May 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative: Terryann Osbourne 11543 240th Street

Elmont, New York 11003 Attorney for Personal Representative: R. Nadine David, Esq. Florida Bar Number: 89004 Florida Probate Law Group P.O. Box 141135 Gainesville, Florida 32614 Telephone: (352) 354-2654 Fax: (866) 740-0630 E-Mail:

ndavid@floridaprobatelawgroup.com Secondary E-Mail:

service@floridaprobatelawgroup.com January 17, 24, 2025 25-00090K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0039840000XX **Division: Probate**

IN RE: ESTATE OF DIANNE NONA JOHNSON f/k/a DIANNE N. WILLIAMS

Deceased. The administration of the Estate of Dianne Nona Johnson f/k/a Dianne

N. Williams, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorneys are set forth below. All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES WILL

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

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

The date of first publication of this notice is January 17, 2025.

Personal Representative: /s/ Shawn Johnson (Nov 16, 2024 10:03 EST) Shawn Johnson 409 Amola Way

Howey-in-the-Hills, Florida 34737

Attorneys for Personal Representative: /s/ Heidi W. Isenhart Heidi W. Isenhart Florida Bar Number: 123714 Email: hisenhart@shuffieldlowman.com

Cooper M. Powell Florida Bar Number: 1009227 Email: cpowell@shuffieldlowman.com Shuffield, Lowman & Wilson, P.A. 1000 Legion Place, Suite 1700 Orlando, Florida 32801 Telephone: (407) 581-9800 Fax: (407) 581-9801 Secondary Email: $\ref{probateservice} @ shuffield low man.com$ January 17, 24, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP004324

IN RE: ESTATE OF JO ANNE L. NIEDRINGHAUS AKA JOANNE LOUISE NIEDRINGHAUS Deceased.

The administration of the estate of Jo Anne L. Niedringhaus AKA Joanne Louise Niedringhaus, deceased, whose date of death was May 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 attor-

ney are set forth below.

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

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

creditor as specified under s. 732.2211,

Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN

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

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 Janaury 17, 2025. Personal Representative: /s/ Pamela Hansen Pamela Hansen 3309 Bruton Parish Drive

Memphis, TN 38133 Attorney for Personal Representative: /s/ Desiree Sanchez Desiree Sanchez, Esquire Florida Bar Number: 10082 Ronda Robinson, Esquire Florida Bar Number: 1045409 SANCHEZ LAW GROUP, P.A. 605 E. Robinson Street, Suite 650 Orlando, FL 32801 Telephone: (407) 500-4444 Fax: (407) 236-0444 E-Mail 1: desiree@sanchezlaw.com E-Mail 2: info@sanchezlaw.com

E-Mail 3: ronda@sanchezlaw.com

25-00089K

January 17, 24, 2025

FIRST INSERTION

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

File No. 53-2024-CP-004309-0000-XX Division 14 IN RE: ESTATE OF PATRICK WEITZEL HODGE

Deceased.

The administration of the estate of Patrick Weitzel Hodge, deceased, whose date of death was October 28, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

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

The date of first publication of this notice is Janaury 17, 2025.

Personal Representative: Amy H. Lashkajani 2267 Nottingham Road Lakeland, Florida 33803

Attorney for Personal Representative: L. Caleb Wilson, Attorney Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com 25-00085K January 17, 24, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Division: Probate IN RE- ESTATE OF REMIGIO BADILLO

Deceased.The administration of the Estate of

Remigio Badillo, deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

HOW TO PUBLISH YOUR

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

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

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

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

The date of first publication of this notice is January 17, 2025.

Estefana Badillo a/k/a Estefana Meza 323 9th Street NE Fort Meade, FL 33841 Daniel Medina, B.C.S., Attorney Florida Bar No. 0027553 MEDINA LAW GROUP PA

425 S. Florida Avenue, Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com

CALL 941-906-9386



January 17, 24, 2025

25-00111K

--- PUBLIC SALES / SALES / ESTATE ---

FIRST INSERTION

FIRST INSERTION

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

CASE NO. 532024CA004327000000 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. THE UNKNOWN HEIRS,

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JUDITH ANN GRIMES, DECEASED, et. al.

Defendant(s),
TO: THE UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JU-DITH ANN GRIMES, DECEASED, THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF DARYL WAYNE CASON, DECEASED,

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

an action to foreclose a mortgage on the

following property: THE NORTH 15 FEET OF LOT 120 AND LOT 121, LESS THE NORTH 5 FEET THEREOF, OF HIGHLAND FAIRWAYS PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK

83, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A DOU-BLEWIDE MOBILE HOME BEARING THE ID NOS. FL-FLBA2AG11330937 AND FL-FLBA2BG11330937, TITLE NOS. 43733191 AND 43733196, RP DECAL NO. R281049.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 2/20/2025 /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

THIS NOTICE SHALL BE PUB-

LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 14 day of January, 2025.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY /s/ Asuncion Nieves DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave.,

Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-252396

January 17, 24, 2025 25-00117K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP003172 Division Probate

IN RE: ESTATE OF GRACE GOWANLOCH a/k/a GRACE A. GOWANLOCH Deceased.

The administration of the Estate of Grace Gowanloch a.k.a. Grace A. Gowanloch, Deceased, whose date of death was August 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this

notice is January 17, 2025. Personal Representative: /s/ William R. Gowanloch, Jr. William R. Gowanloch, Jr. 7725 White Ash Street

Orlando, Florida 32819 Attorney for Personal Representative: /s/ Daniel S. Henderson Daniel S. Henderson E-mail Addresses: dan@hendersonsachs.com. ana@hendersonsachs.com Florida Bar No. 725021 Henderson Sachs, P.A. 8240 Exchange Drive, suite C6 Orlando, Florida 32809 Telephone: (407) 850-2500 January 17, 24, 2025 25-00099K

FIRST INSERTION

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

Case No. 2023-CA-006316 21ST MORTGAGE CORPORATION, Plaintiff, vs.

CHRISTOPHER JAMES INGLEDUE: LINDA BEGLEY NEESE A/K/A LINDA ANN NEESE; ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY; DALE ROBERT; UNKNOWN SPOUSE OF DALE ROBERT; KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY; UNKNOWN SPOUSE OF KAREN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY: BRENDA SELL: UNKNOWN SPOUSE OF BRENDA SELL; and UNKNOWN TENANT

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated March 13, 2024, entered in Case No.: 2023 CA 6316 of the Circuit Court in and for Polk County, Florida, wherein CHRISTOPHER JAMES INGLEDUE, LINDA BEGLEY NEESE A/K/A LIN-DA ANN NEESE, ANY UNKNOWN PARTY WHO MAY CLAIM AS HEIR, DEVISEE, GRANTEE, ASSIGNEE, LIENOR, CREDITOR, TRUSTEE, OR OTHER CLAIMANT, BY, THROUGH, UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEGLEY, DALE ROBERT, UNKNOWN SPOUSE OF DALE ROBERT, KAR-EN GAIL PEDLEY A/K/A KAREN GAIL BEGLEY, BRENDA SELL, UNKNOWN SPOUSE OF BRENDA SELL, and UNKNOWN TENANT, are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on FEBRUARY 03, 2025, by electronic sale beginning at 10:00 a.m., on the above prescribed date at website www.polk.realforeclose. com, on the following described real property as set forth in the Final Judg-

LOT 34, OAK TRAIL, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 71,

PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE EAST 330 FEET. TOGETHER WITH A 2022 LIVE OAK MODEL 76X28 MANUFACTURED HOME BEARING SERIAL NO.'S: LO-HGA10022756A AND LOH-GA10022756B.

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

NOTICE

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

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

secondary email:

bransom@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White Post Office Box 2346

Orlando, FL 32802-2346

5417303.v1 January 17. 25-00088K

How much do legal notices cost?

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FIRST INSERTION

SILVERLAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING AND NOTICE OF CDD 101 WORKSHOP

The Board of Supervisors ("Board") of the Silverlake Community Development District ("District") will hold a regular meeting on February 3, 2025 at 5:00 p.m., at Mackay Gardens and Lakeside Preserve, 945 Mackay Boulevard, Lake Alfred, Florida 33850 for the purpose of considering any business which may properly come before it.

Immediately following the Board Meeting, there will be convened a CDD "101" Workshop of the Board for the purpose of providing an introduction to the basics of community development districts, which may include, but is not necessarily limited to the creation of community development districts, statutory powers and responsibilities, the difference between community development districts and homeowners' associations, bond financing and assessments, and roles of Supervisors and staff. The Members of the Board will not convene at the workshop for purposes of taking action on matters of the District's business. Any facts being gathered may relate to future action to be considered by the Board $\,$

The meeting and workshop are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting and workshop may be continued to a date, time, and place to be specified on the record at the meeting and workshop. A copy of the agenda for these meeting and workshop may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting or workshop because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting or workshop. 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.

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

District Manager January 17, 2025

25-00105K

FIRST INSERTION

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

Notice is hereby given that the Cypress Creek Reserve Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on February 12, 2025 at 1:30 p.m. at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

District Manager January 17, 24, 31; February 7, 2025

25-00113K

FIRST INSERTION

GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS

Notice is hereby given that the Groves at Lake Marion Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors ("Board") of the District will conduct a public hearing on February 12, 2025 at 11:00 a.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850. The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of among other things, roadways, stormwater management, water and sewer utilities, offsite improvements, amenity facilities, hardscaping, landscaping, irrigation, streetlighting and any other public improvements and lawful projects or services of the District as authorized.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Office at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting

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

District Manager

January 17, 24, 31; February 7, 2025



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FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO ${\tt SECTIONS\,170.07\,AND\,197.3632, FLORIDA\,STATUTES, BY}$ 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

Proposed Debt Assessments

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

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),

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 incor-

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.

 $C. \ The \ manner \ in \ which \ the \ Assessments \ shall \ be \ apportioned \ and \ paid \ is \ set \ for th \ in \ \textbf{Exhibit} \ \textbf{B}, \ as \ may \ be \ modified$ 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 $\mathbf{Exhibit}\,\mathbf{B}$, 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 ssessments 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

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.

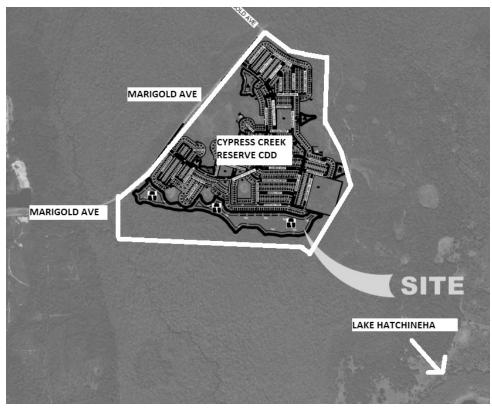
ATTEST:

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.

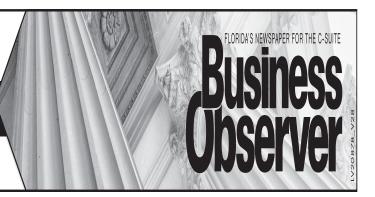
Dated this 2nd day of January, 2025.

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



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 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 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:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments
SF 60	241	1.2	\$62,739	\$5,992
SF 50	184	1.0	\$52,282	\$4,994

*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 the cost of the

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

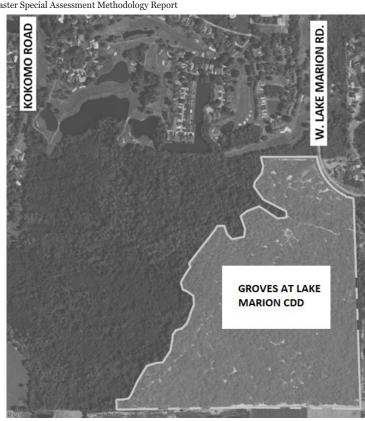
PASSED AND ADOPTED this 4th day of November, 2024.

ATTEST: GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

/s/Daniel Rom /s/ Rob Bonin

Secretary/Assistant Secretary 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

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V20906 V33

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA003493000000 INVESTOR MORTGAGE FINANCE, Plaintiff, v.

JAHANÍ REALTY, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY; ET AL, Defendant(s).

To the following Defendant(s): UNKNOWN TENANT #1 (Last Known Address: 115 LANCAST-ER DR, DAVENPORT, FL 33897) UNKNOWN TENANT #2 (Last Known Address: 115 LANCAST- ${\rm ER~DR,\,DAVENPORT,\,FL\,33897)}$

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 169, HIGHGATE PARK

- PHASE ONE, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGES 1 THROUGH 3 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 115 LANCASTER DR, DAVEN-PORT, FL 33897

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose

address is 10800 Biscayne Blvd., Suite 201. Miami. FL 33161 1-28-2025, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

As Clerk of the Court (SEAL) By /s/ Asuncion Nieves As Deputy Clerk

Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201,

Miami, FL 33161 25-00093K January 17, 24, 2025

FIRST INSERTION

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

FLORIDA CASE NO.: 2023-CA-004407 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LEONARD A. ENGLISH, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on February 12, 2025, at 10:00 a.m. ET, via the online auction site at www. polk.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property

situated in Polk County, Florida, to wit: Lot 4, Block 786, Poinciana Subdivision, Neighborhood 5 North, Village 3, according to the plat thereof, recorded in Plat Book 54, Page(s) 27 through 42, of the Public Records of Polk County,

Florida. Property Address: 408 Magpie Ct, Poinciana, FL 34759

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

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

before the clerk reports the surplus as unclaimed.

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

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities.

SUBMITTED on this 14th day of January, 2025.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff

OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 25-00109K January 17, 24, 2025

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO: 2018-CA-000437

AVILA DEVELOPERS, LLC, a Florida limited liability company, Plaintiff, v.

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

Defendants. TO DEFENDANTS: Anita B. TR Chorney, Charles D. Brannan. Chien Thien Nguyen, Dora Kathleen Briggs, Earl J. Lowen Trustee of Lowen Family Revocable Trust, Edelsa Delrio, Edison A. Waldron, Edward F. Mis, Elizabeth A. Kelley, Elizabeth A. Poh, Elizabeth Ann Collins, Elizabeth Cravotta, Eric M. Herrmann, Eric W. Eckstrum, Estelle F. Rothschild, Ethel V. Cox, Frank A. Lasalle, Gloria L. Waldron, Hugo Milano, Janice A. Foley, Jeffrey B. Whittington, Joseph F. Borkowski, Joyce Mantyla, Judith T. Procaccini, Kenneth J. Biebel Trust, Kurt C. Eckstrum, Leah Darlene Goad, Linda Ann Sohmer, Luigi G. Meloni, Luong Nguyen, Marian Greenwood, Ngoc My Nguyen, Pamela S. Whittington, Patsy D. Bruner, Richard W. Brannan, Robert Briggs, Robert M. Rellow Sr., Roberta L. Jelicks, Ronald E. Jelicks, Rose D. Sansone, Rose Marie Crawford, Ruth Lynn Anderson, Stephen G. Kelley, Terry Wayne Langley, Theresa M. Gorman, Thomas A. Schramm, Tiiu Reimo, Tuula K. Towey, William F. Thurberg, William S. Bey

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

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 17, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING A 3"x3" CONCRETE MONU-MENT PER CERTIFIED COR-NER RECORD #78687, POLK COUNTY, FLORIDA, THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE S00°01'49"W ALONG SAID EAST LINE A DISTANCE OF 633.43 FEET; THENCE S89°38'54"W A DISTANCE OF 617.52 FEET FOR A POINT OF BEGIN-NING: THENCE CONTINUE S89°38'54"W A DISTANCE OF 265.83 FEET; THENCE S00°01'49"W A DISTANCE OF 1,066.41 FEET TO THE SOUTH

1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD: RUN THENCE THE FOLLOWING TWO
(2) COURSES ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE: (1) N78°06'01"E A DIS-TANCE OF 365.42 FEET; (2) N75°36'45"E A DISTANCE OF 142.68 FEET; THENCE S36°37'40"E DISTANCE S36°37'40"E A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING.

LINE OF THE SOUTHEAST

You are required to serve a copy of your written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746. and email address is: svihlen@vbvlaw. com, on or before May 3, 2024 and file the original with the clerk of this court either before service on the Plaintiff's attorney or immediately thereafter, at 255 N. Broadway Avenue, Bartow, Florida 33830, otherwise a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILITIES

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

DATED: March 26, 2024 Stacy M. Butterfield, CPA Clerk of the Court (Seal) By: Carolyn Mack As Deputy Clerk

Sidney L. Vihlen, III, Vihlen & Associates, P.A., Plaintiff's attorney 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746 25-00098K January 17, 24, 2025

impaired, call 711.

FIRST INSERTION

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

CASE NO.: 2024CA003885000000 LLACG COMMUNITY INVESTMENT FUND. Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MILES HAMPTON PLOWDEN, III A/K/A MILES HAMPTON PLOWDEN, JR., DECEASED, et al., Defendants.

TO: UNKNOWN HEIRS, SPOUS-ES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF MILES HAMPTON PLOWDEN, III A/K/A MILES HAMPTON PLOWDEN, JR., DECEASED

Last Known Address: 3736 Pine Circle,

Lake Wales, FL 33898 YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk County, Florida:

LOT 2, UNIT 1, OF THE UNRE-CORDED PLAT OF PLEASANT ACRES, BEING MORE PAR-TICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, RUN THENCE SOUTH 89° 21' EAST, ALONG THE NORTH LINE OF SAID SECTION 4, 1,146.80 FEET; THENCE RUN SOUTH 25° 51' EAST, 115.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25° 51' EAST 136.18 FEET: THENCE RUN NORTH 64° 09' EAST, 148.0 FEET; THENCE

RUN NORTH 08° 05'41" WEST, 35.34 FEET; THENCE RUN NORTH 83° 00' WEST, 189.0 FEET TO THE POINT OF BE-GINNING.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 3736 Pine Circle, Lake Wales, FL 33898

(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 Technology Way, Suite 104 Boca Raton, FL 33431 on or before February 20, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

WITNESS my hand and seal of this Court at Polk, Florida on this 14 day of January, 2025.

Stacy M. Butterfield POLK COUNTY CLERK OF COURT (Seal) By: Asuncion Nieves Deputy Clerk

HARRIS S. HOWARD, ESQ., HOWARD LAW. Plaintiff's attorney, 4755 Technology Way, Suite 104. Boca Raton, FL 33431

January 17, 24, 2025 25-00107K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004744000000 PENNYMAC LOAN SERVICES,

Plaintiff, vs. BARRY SEPHENSON HICKS A/K/A BARRY HICKS, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 11, 2024 in Civil Case No. 2023CA004744000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Barry Sephenson Hicks a/k/a Barry Hicks, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 12th day of February, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

Lot 8, Block 6, Revised Townsite of Hesperides, according to the map or plat thereof, as recorded

in Plat Book 7, Page(s) 32, of the Public Records of Polk County, Florida.

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

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

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

McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 23-07861FL

January 17, 24, 2025 25-00104K

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

GENERAL JURISDICTION DIVISION CASE NO. 53-2022-CA-001006

MIDFIRST BANK,

Defendant. NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered October 01, 2024 in Civil Case No. 53-2022-CA-001006 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MIDFIRST BANK is Plaintiff and Luis Felipe Monge Jimenez, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of February, 2025 at 10:00 AM on the following described property as set forth in said Summary Final Judgment,

THROUGH 7. OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

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

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

McCalla Raymer Leibert Pierce, LLC 110 SE 6th Street, Suite 2400 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 22-00527FL January 17, 24, 2025 25-00103K

FIRST INSERTION

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

CASE NO. 2024-CA-004611 MICHAEL ANGELO PEREZ CORIANO and AILEEN B. ESTRADA. Plaintiffs, v. DIANE JIEUN LEE a/k/a DIANE LEE a/k/a DIANE MCLEAN;

JUNG TAEK KIN as an heir or beneficiary of YOUNG LEE; CHRIS KIN, as an heir or beneficiary of JUNG TAEK KIN; the unknown heirs, devisees, grantes, assigneees lienors, creditors, trustees, and all other parties claiming an interest by, through, or under the ESTATE OF YOUNG LEE, DECEASED; and the unknown heirs, devisees, grantees, assignees, lienors, creditors trustees, and all other parties claiming an interest by, through, or under the ESTATE OF JUNG TAEK

TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, DEVISEES, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, OR UN-DER THE ESTATE OF YOUNG LEE DECEASED; AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY, THROUGH, OR UNDER THE ES-TATE OF JUNG TAEK KIN.

YOU ARE NOTIFIED that an action has been filed against you to quiet title on the following property located in Polk County, Florida:

Lot 11, Block 1060, Poinciana Neighborhood 4, Village 7, ac-

corded in Plat Book 53, Page(s) 4 through 18, of the Public Records of Pol \bar{k} County, Florida.

You are required to serve a copy of your written defenses, if any, upon Plaintiffs' Attorney, Jacqueline F. Perez, Esquire, whose addres is Krinzman, Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy, 19 North, Suite 104, Clearwater, Florida 33761, within 30 days of the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiffs' Attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

Default Feb 17 2025 Court on this 9 day of Jan. 2025

STACY M. BUTTERFIELD, CPA CLERK OF THE CIRCUIT COURT (Seal) By: Antonio Sparrow Deputy Clerk

Plaintiffs' Attorney, Krinzman, Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy. 19 North, Suite 104,

cording to the Plat thereof, re-

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

WITNESS, my hand and seal of this

Jacqueline F. Perez, Esquire, Clearwater, Florida 33761

Jan. 17, 24, 31; Feb. 7, 2025 25-00102K

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

DIVISION CASE NO. 2023CA006467000000 LAKEVIEW LOAN SERVICING, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 04, 2024, and entered in 2023CA006467000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF MAX-INE KELLUM, DECEASED; SUSAN KELLUM; BRENDA JEAN KELLUM; ALVIS LILLIAN KELLUM; LARRY KELLUM; MARVIN KELLUM are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on February 03, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 2, BLOCK 4, MAP OF RESUBDIVISION OF BLOCK 3 OF C.M. MAXWELL'S SUB-DIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 7, PAGE 49, IN THE PUBLIC RECORDS OF

POLK COUNTY, FLORIDA. TOGETHER WITH THAT 2018 CMHM INC. MANUFAC-CERTAIN HOMES, TURED HOME BEARING TITLE # 131900980 AND VIN # WHC023912GA, LOCATED THEREON,

 $\begin{array}{lll} \mbox{Property} & \mbox{Address:} & 2835 \\ \mbox{FLETCHER AVE, LAKELAND,} \end{array}$ FL 33803

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT

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

Dated this 14 day of January, 2025. By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-025548 - MaM January 17, 24, 2025 25-00108K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE COUNTY

Plaintiff, vs LUIS FELIPE MONGE JIMENEZ,

LOT 69, LAKESIDE LAND-INGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5

--- ACTIONS / SALES ---

RE-NOTICE OF FORECLOSURE

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023CA000490000000 CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP Plaintiff(s), vs.

RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; et al.. Defendant(s). NOTICE IS HEREBY GIVEN THAT,

pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on December 18, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of February, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RE- CORDED IN PLAT BOOK 90. PAGES 22, 23 AND 24, PUBLIC RECORDS OF POLK COUN-TY, FLORIDA. AND LOT 39, COUNTRY TRAILS PHASE FOUR UNIT 2, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 22, 23, 24, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FIRST INSERTION

Property address: 4243 Coyote Trail, Polk City, FL 33868

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

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

/s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff

TDP File No. 22-009177-1 January 17, 24, 2025 25-00083K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE

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

CASE NO.: 532023CA004995000000 PENNYMAC LOAN SERVICES, LLC

Plaintiff(s), vs. MARCELLA LORRAINE MILLERA/K/A MARCELLA L. MILLER N/K/A MARCELLA L. SCHOONE-JONGEN; et al.,

Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on December 18, 2024 in the abovecaptioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www. polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 17th day of February, 2025 at 10:00 AM on the following described property as set forth in said Final Judgment of

Foreclosure or order, to wit:

LOT 70, LIBERTY SQUARE, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 1049 Suffragette

Circle, Haines City, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

AMERICANS WITH DISABILI-TIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PRO-

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

/s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312

(850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.comAttorney for Plaintiff January 17, 24, 2025 25-00084K

FIRST INSERTION

NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

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

CIVIL ACTION NO: 2024CA003228000000 Civil Division

LAKESIDE LANDINGS HOMEOWNERS ASSOCIATION. INC., a Florida non-profit Corporation, Plaintiff, vs. CARMEN IVETTE HERNANDEZ DOMINGUEZ; UNKNOWN SPOUSE OF CARMEN

IVETTE HERNANDEZ

DOMINGUEZ, et al, Defendant(s). TO: CARMEN IVETTE HERNANDEZ DOMINGUEZ; UNKNOWN SPOUSE OF CARMEN IVETTE HERNANDEZ

LAST KNOWN ADDRESS: 3236 ROY-ALTERN DRIVE, WINTER HAVEN,

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

LOT 202, LAKESIDE LAND-INGS PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 168, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLOR-IDA COMMUNITY LAW GROUP, P.L., Attorney for LAKESIDE LAND-INGS HOMEOWNERS ASSOCIA-TION, INC., whose address is P.O. Box 292965, Davie, FL 33329-2965 and file the original with the clerk of the above styled court on or before Feb 13, 25, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

This notice shall be published once a week for two consecutive weeks in THE POLK COUNTY BUSINESS OBSERV-ER (Newspaper)

WITNESS my hand and the seal of said court at POLK County, Florida on this 7 day of Jan, 2025.

STACY M BUTTERFIELD As Clerk, Circuit Court POLK County, Florida (SEAL) By: Antonio Sparrow As Deputy Clerk

/s/ Jared Block Florida Community Law Group, P.L Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 January 17, 24, 2025 25-00097K

FIRST INSERTION

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

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

CASE NO. 2023CA004892000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs.

FRALEGE GROUP INC.. et. al.

Defendant(s), TO: RONALD FRASER,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 11, BLOCK 1145, POIN-

CIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUH INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, has been filed against you and you are

required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before Feb 13, 25/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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

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

THIS NOTICE SHALL BE PUB-LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 7 day of Jan 2025.

CLERK OF THE CIRCUIT COURT BY: /s/ Antonio Sparrow (SEAL) DÉPUTY CLERK

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com

24-218551 January 17, 24, 2025 25-00094K

NOTICE OF SALE AS TO: IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY FLORIDA CASE NO.

53-2024-CA-000008-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.

GODAR ET AL.. Defendant(s).

Notice is hereby given that on 2/7/25 at 10:00 a.m. Eastern time at www.polk.realforeclose.com, Clerk of Court, Polk County, Florida, will offer for sale of the following described real property:

I MARY ANN GODAR, NOR-BERT A. GODAR JR. AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF NORBERT A. GODAR JR.

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with

FIRST INSERTION

the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration and any amendments thereto Interest 1.923%, Use Period No./ Unit No. 7/0115 Building 1

II RODNEY CLAYTON AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTH-ER CLAIMANTS OF RODNEY CLAYTON

An undivided interest as tenant-

in-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida (the "Resort"), according to the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida, and any amendments thereto (collectively (the "Declaration"), with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration, upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration

and any amendments thereto Interest 1.923%, Use Period No./ Unit No. 37/0042, Building F The aforesaid sales will be made pursuant to the final judgments of foreclosure as to the above listed counts, respectively, in Civil Action No. 53-2024-CA-000008-0000-00.

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

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

impaired, call 711. DATED this January 8, 2025 JERRY E. ARON, P.A. /s/ Jerry E. Aron Jerry E. Aron, Esq. Attorney for Plaintiff Florida Bar No. 0236101 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 Telephone (561) 478-0511 iaron@aronlaw.com mevans@aronlaw.com January 17, 24, 2025 25-00082K

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

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

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

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

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

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

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

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

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

The date of first publication of this notice is Janaury 10, 2025. Personal Representative:

Bonnie Doren 148 W. 37th Avenue

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0041830000XX **Division: Probate** IN RE: ESTATE OF MICHAEL S. UNGER **Deceased.**The administration of the Estate of Mi-

chael S. Unger, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: Thomas A. Unger 310 Ruby Lake Loop

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0043130000XX **Division: Probate** IN RE: ESTATE OF HAZEL FAY HILDEBRAND Deceased.

The administration of the Estate of Hazel Fay Hildebrand, deceased, whose date of death was September 12, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative: William Lawrence Hayden 395 Rallus Road Venice, FL 34293

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



What is a public notice?

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

The West Orange Times carries public notices in Orange County, Florida.

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR POLK

COUNTY

CIVIL DIVISION

Case No. 2024-CA-003532 NEWREZ LLC D/B/A

ACEVEDO, ALEXIS RANDELLA BYARS HENRY, et al.

TO: ALEXIS RANDELLA BYARS

CURRENT RESIDENCE UNKNOWN

You are notified that an action to

foreclose a mortgage on the following property in Polk County, Florida:

THE SOUTH 180 FEET OF

THE WEST 242 FEET OF

THE EAST 1210 FEET OF

THE SOUTHWEST 1/4 OF

SECTION 16. TOWNSHIP 28

SOUTH, RANGE 25 EAST,

POLK COUNTY, FLORIDA,

LESS AND EXCEPT THE

SUBJECT TO AN EASEMENT

FOR UTILITIES OVER THE

NORTH 5 FEET THEREOF.

THAT PART OF UNRECORDED SUN

ACRES UNIT 3 DESCRIBED AS FOL-

THE NORTH 15 FEET OF

LOT 235, ALL OF LOTS 236 THRU 241, AND THAT PART

OF AN UNDIMENSIONED

AND UNNUMBERED LOT OR UNNNAMED STREET

LYING SOUTH OF LOTS

238 THROUGH 241 AND EAST OF THE NORTHERLY

PROLONGATION OF THE

WEST BOUNDARY FOR TERI STREET AND WEST

OF THE CANAL; AND ALSO

THE NORTH 10 FEET OF AN

UNNUMBERED LOT LYING

WEST OF THE EAST BOUND-

ARY FOR TERI STREET AND WEST OF THE CANAL, SAID

UNNUMBERED LOT LYING

NORTH OF LOT 242. BEING MORE PARTICULARLY DE-

COMMENCE AT THE SOUTH-

WEST CORNER FOR THE

NORTHEAST 1/4 OF THE

NORTHWEST 1/4 FOR SECTION 16, TOWNSHIP 28 SOUTH, RANGE 25 EAST,

POLK COUNTY, FLORIDA, AND RUN N 00° 03' 04" W

ALONG THE WEST BOUND-

ARY FOR SAID NORTHEAST

1/4 FOR THE NORTHWEST

1/4 AND BEING THE WEST

BOUNDARY FOR SUN ACRES

SCRIBED AS FOLLOWS:

CONTAINING 0.77 +/- ACRE.

55 FEET THEREOF.

SHELLPOINT MORTGAGE

JARRIEL EMYLL TORO

LAST KNOWN ADDRESS

AUBURNDALE, FL 33823

SERVICING

Plaintiff, vs.

Defendants.

2401 TERI ST

HENRY

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

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

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

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

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

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

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

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

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

Attorney for Personal Representative: Linda Lee Wynn Email Addresses: LWYNNLAW@aol.com Florida Bar No. 0878529 P.O. Box 48856

Tampa FL 33646 Telephone: 813 -274-4994 25-00036K

January 10, 17, 2025 SECOND INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No.

NOTICE TO CREDITORS

53-2024-CP-000104-0000-XX IN RE: ESTATE OF SUSAN D. HENRY. AKA LOUISE D. HENRY Deceased.

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

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is January 10, 2025.

Personal Representative: Andrea Henry 14248 Camp Mack Road

Lake Wales, Florida 33898 Attorney for Personal Representative: Mark G. Turner, Esquire Florida Bar Number: 794929 Straughn & Turner, P.A. Post Office Box 2295 Winter Haven, Florida 33883-2295 Telephone: (863) 293-1184 Fax: (863) 293-3051 $\hbox{E-Mail: }mturner@straughnturner.com$

Secondary E-Mail: ahall@straughnturner.com

January 10, 17, 2025 25-00044K

SECOND INSERTION

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA Case No.: 2024CP-3442

Division: PROBATE IN RE: THE ESTATE OF MARGOT MARIA WILSON Deceased.

NOTICE TO CREDITORS

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

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

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

TICE ON THEM.

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

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

The date of first publication of this

notice is January 10, 2025 **EILEEN WILSON, Petitioner**

Nattaly Gomez, Esq. Attorney for Eileen Wilson Florida Bar Number: 1036183 Patriot Legal Group. 10 Bobby Green Plaza Auburndale, FL 33823 Telephone: 863-332-2114 E-Mail: Jasmine@patriotlegal.com Secondary E-Mail: Service@patriotlegal.com

Nattaly@patriotlegal.com $25\text{-}00043\mathrm{K}$ January 10, 17, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA Case No.: 53-2024-CP-004089

Probate Division IN RE: THE ESTATE OF GEOK TIN TSENG **Deceased.**The administration of the estate of

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

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

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

NOTICE.

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

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

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

The date of first publication of this

notice is January 10, 2025. Personal Representative: MICHELLE DRIMMER

5880 Rusack Drive Melbourne, Florida 32940 Attorney for Personal Representative: ANNE J. MCPHEE, ESQ. E-mail Address: info@studenberglaw.com Florida Bar No. 0041605 Studenberg Law 1119 Palmetto Avenue Melbourne, Florida 32901 Telephone: (321) 722-2420

January 10, 17, 2025

25-00063K

SECOND INSERTION

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

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

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

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

Robert D. Hines

Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq.

Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@ȟnh-law.com January 10, 17, 2025 25-00062K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA

CASEE NO

2024CA-000403-0000-00

LISA STILL, ESTATE OF TINA

DEVISEES, AND/OR ASSIGNS

ESTATE OF SHIRLEY GRANT,

DECEASED THE UNKNOWN

HEIRS, DEVISEES, AND/OR

GRANT, and ALAN WHITE,

DECEASED, HENRY SANCHEZ,

DAVID SANCHEZ, FREDERICK

TO: ESTATE OF TINA SEYMOUR,

DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND/OR AS-

SIGNS OF TINA SEYMOUR, DECEASED, ESTATE OF SHIRLEY GRANT, DECEASED, and THE UN-

KNOWN HEIRS, DEVISEES, AND/OR ASSIGNS OF SHIRLEY GRANT,

YOU ARE NOTIFIED that an ac-

tion for partition, to quiet title, for de-

claratory judgment, and other relief re-

garding the following property in Polk

Lot 157, Lakedale Addition to

Auburndale, according to the map or plat thereof, recorded in

Plat Book 7, Page 4, Public Re-

has been filed against you and that you

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

Public notices in newspapers are serendipitous. When readers

notice information they otherwise would not find anywhere else.

page through a newspaper, they will find important public

Rarely do consumers specifically search online

cords of Polk County, Florida.

for public notices.

DECEASED, all addresses unknown.

SEYMOUR, DECEASED.

THE UNKNOWN HEIRS,

DANNY FILMORE,

Petitioner, v.

Respondents.

County, Florida:

SECOND INSERTION

are required to serve a copy of your written defenses, if any, to it on Christopher A. Desrochers, Esq., the Petitioner's/

Plaintiff's attorney, whose address is 2504 Ave. G NW, Winter Haven, FL 33880 within 30 days after the date of the first publication of this notice, and file the original with the clerk of this Court either before service on the Plain-

tiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in OF TINA SEYMOUR, DECEASED the complaint or petition. If you are a person with a disability who needs any accommodation in order ASSIGNS OF SHIRLEY GRANT,

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

Dated on 1/7/25 Default Date 2/13/25 STACY M BUTTERFIELD CLERK OF THE CIRCUIT COURT (Seal) By: Karen Cox

As Deputy Clerk Petitioner's/Plaintiff's Attorney: Christopher A. Desrochers, Esq. Christopher A. Desrochers, P.L., 2504 Ave. G NW, Winter Haven, FL 33880. (863) 299-8309.

Email: cadlawfirm@hotmail.com Jan. 10, 17, 24, 31, 2025 25-00075K SECOND INSERTION

UNIT 3, BEING AN UNRE-CORDED SUBDIVISION, A DISTANCE OF 1225.00 FEET TO THE NORTHWEST COR-NER FOR THE SOUTH 20.00 FEET FOR LOT 235 FOR SAID SUN ACRES UNIT 3, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 00° 03' 04" W ALONG SAID WEST BOUND-ARY FOR THE NORTHEAST 1/4 FOR THE NORTHWEST 1/4 AND THE WEST BOUND-ARY FOR SUN ACRES UNIT 3, A DISTANCE OF 94.11 FEET TO THE NORTHWEST CORNER FOR LOT 237 FOR AFORESAID SUN ACRES UNIT 3, AND ALSO BEING THE NORTHWEST COR-NER FOR SAID NORTHEAST 1/4 FOR THE NORTHWEST 1/4; THENCE RUN 5 89° 29' 22" E ALONG THE NORTH BOUNDARY FOR LOTS 237 TO 241 FOR SUN ACRES UNIT 3 AND ALSO BEING THE NORTH BOUNDARY FOR SAID NORTHEAST 1/4 FOR THE NORTHWEST 1/4 A DISTANCE OF 269.14 FEET TO THE NORTHEAST CORNER OF LOT 241, SUN ACRES UNIT 3 AND BEING A POINT ON THE TOP OF THE WEST BANK FOR A CANAL; THENCE RUN ALONG THE TOP OF THE WEST BANK FOR SAID CANAL 5 03°29'55" W A DISTANCE OF 144.33 FEET TO A POINT LYING 10 ${\tt FEET\,SOUTH\,OF\,THE\,NORTH}$ BOUNDARY OF AN UNNUM-BERED LOT BEING 15 FEET NORTH OF THE NORTH BOUNDARY FOR LOT 242 FOR SUN ACRES UNIT 3; THENCE RUN N 89° 29' 22" W AND 10.00 FEET SOUTH FOR SAID NORTH BOUND-ARY OF THE UNNUMBERED LOT A DISTANCE OF 104.37 FEET TO THE EAST RIGHT OF WAY FOR TERI SWEET; THENCE RUN N 00° 03' 04" W ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH BOUND-ARY FOR AN UNNUMBERED LOT OR UNNAMED STREET; THENCE RUN N 89° 27' 52" W A DISTANCE OF 50 FEET (49.84 FEET CAL-CULATED) TO A POINT ON THE WEST BOUNDARY FOR TERI STREET AND LYING 15.00 FEET NORTH OF THE SOUTHEAST CORNER FOR LOT 234 FOR SUN ACRES UNIT 3; THENCE RUN N $00^{\circ}~03^{\circ}~04^{\circ}~W$ ALONG THE WEST BOUNDARY FOR TERI STREET AND THE EAST BOUNDARY FOR LOTS 234

AND 235 FOR SUN ACRES UNIT 3. A DISTANCE OF 40.00 FEET TO A POINT LY-ING 20.00 FEET NORTH OF THE SOUTHEAST COR-NER FOR LOT 235 FOR SUN ACRES UNIT 3; THENCE RUN N 89° 29' 22" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CON-TAINING 0.73 +/- ACRE.

LESS AND EXCEPT: THE NORTH 40.0 FEET OF THE SOUTH 1225.0 FEET OF THE WEST 100.0 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 21, TOWN-SHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLOR-IDA. ALSO KNOWN AS THE NORTH 20 FEET OF LOT 234 AND THE SOUTH 20 FEET OF LOT 235 OF UNRECORDED SUN ACRES UNIT 3. CON-TAINING 4,000 SQUARE FEET. SUBJECT TO AN EASE-MENT OVER THE WEST 15

FEET THEREOF. ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

commonly known as 2401 TERI ST, AUBURNDALE, FL 33823 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before January 25, 2025, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILI-

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

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

Deputy Clerk Jennifer M. Scott Kass Shuler, P.A., plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 (813) 229-0900 328202/2427048/wlp

January 10, 17, 2025

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.: 2024CA001576

SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC..

Plaintiff, vs. WILLIAM SANTIAGO, et al.,

Defendant. Notice is given that pursuant to the

Final Judgment of Foreclosure dated December 5, 2024, in Case No.: 2024CA001576 of the Circuit Court in and for Polk County, Florida, wherein SQUIRE'S GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and WILLIAM SANTIAGO, et al., is the Defendant. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https://www. polk.realforeclose.com, in accordance with Section 45.031, Florida Statutes, on January 21, 2025, the following described property set forth in the Final Judgment of Foreclosure:

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

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

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

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

ARIAS BOSINGER, PLLC 280 W. Canton Avenue Suite 330 Winter Park, Florida 32789

(407) 636-2549 January 10, 17, 2025 25-00061K



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--- ACTIONS ---

POLK COUNTY

SECOND INSERTION

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

Case Number: 2024CA-003591 SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A., f/k/a CENTERSTATE BANK OF FLORIDA, N.A.,

HEATHER ECKSTEIN, as Personal Representative of the Estate of Kevin Graser, Deceased; RICKY GRASER; UNKNOWN SPOUSE OF RICKY GRASER; GENE ECKSTEIN, UNKNOWN SPOUSE OF GENE ECKSTEIN: CODY GRASER: UNKNOWN SPOUSE OF CODY GRASER; SAVANNA GRASER; UNKNOWN SPOUSE OF SAVANNA GRASER; UNKNOWN HEIRS, BENEFICIARIES OF THE ESTATE OF KEVIN GRASER; UNKNOWN HEIRS, BENEFICIARIES OF THE ESTATE OF MARK GRASER; MARY GRASER; UNKNOWN SPOUSE OF MARY GRASER; DEPARTMENT OF REVENUE FOR THE STATE OF FLORIDA, UNITED STATES OF AMERICA - INTERNAL REVENUE SERVICE; SUPERIOR SAND CO., INC., an administratively dissolved not for profit Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWNERS ASSOCIATION; WINTER HAVEN CHRISTIAN CENTER, INC., d/b/a DOVE'S REST, a Florida corporation: DOVE'S REST LESSEES ASSOCIATION, INC., an administratively dissolved not for profit Florida corporation; UNKNOWN TENANT 1 AND

Defendants. TO:SUPERIOR SAND CO., INC., an administratively dissolved not for profit Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWN-ERS ASSOCIATION

UNKNOWN TENANT 2,

Last Known Address: 2515 Cypress Gardens Road, Winter Haven, Florida 33880

and DOVE'S REST LESSEES ASSOCIA-TION, INC., an administratively dissolved not for profit Florida corporation

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

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

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

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

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

WITNESS my hand and the seal of said Court on this December 20, 2024. Stacy M. Butterfield Clerk of the Court (Seal) By: Asuncion Nieves

Deputy Clerk Krista Mahalak, Esquire, Plaintiff's Attorney, Peterson & Myers, P.A.,

P.O. Box 7608, Winter Haven, FL 33883 Jan. 10, 17, 24, 31, 2025 25-00033K

SECOND INSERTION

NOTICE OF ACTION

Count II IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO.:

53-2024-CA-002291-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED

BEARD ET.AL., Defendant(s).

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

GREENBRIER, AR 72058 YOU ARE NOTIFIED that an action to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County,

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

all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period

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

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

impaired, call 711. DEC 18 2024

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

Jerry E. Aron, Plaintiff's attorney 801 Northpoint Parkway, Suite 64.

West Palm Beach, Florida, 33407 January 10, 17, 2025 25-00047K

HOW TO **PUBLISH YOUR** NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

e-mail legal@businessobserverfl.com



NOTICE OF ACTION CONSTRUCTIVE SERVICE PROPERTY

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

COUNTY CIVIL ACTION NO: 2024CA002324000000 **Civil Division**

IN RE: TERRALARGO COMMUNITY ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs. JULIA JANELLE JACKSON;

UNKNOWN SPOUSE OF JULIA JANELLE JACKSON, et al, Defendant(s), TO: JULIA JANELLE JACKSON

LAST KNOWN ADDRESS:

SECOND INSERTION

4231 PRIMA LAGO DRIVE, LAKELAND, FL 33810 NOTICE FOR PUBLICATION

YOU ARE HEREBY NOTIFIED that an action to foreclose a lien on the following property in POLK County, Florida: LOT 164, OF TERRALAGO,

PHASE 3C, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 162, PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA A lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any to it on FLORI-DA COMMUNITY LAW GROUP, P.L., Attorney for TERRALARGO COM-MUNITY ASSOCIATION, INC., whose

33329-2965 and file the original with the clerk of the above styled court on or before 10-7-24, (or 30 days from the first date of publication, whichever is later); otherwise a default will be entered against you for the relief prayed for in the complaint or petition.

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

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

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

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

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

/s/ Jared Block Florida Community Law Group, P.L. Jared Block, Esq. P.O. Box 292965 Davie, FL 33329-2965 Phone: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com Fla Bar No.: 90297 January 10, 17, 2025

25-00024K

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024CA003978000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM3,

Plaintiff, vs. LENA R. WHITE A/K/A LENA WHITE; UNKNOWN SPOUSE OF LENA R. WHITE A/K/A LENA WHITE; TERRANOVA HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC.; CITY OF WINTER HAVEN, FLORIDA,

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

a/k/a Lena White

address is P.O. Box 292965, Davie, FL

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

LOT 295 OF TERRANOVA PHASE IV, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 130, PAGE 6, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

Street Address: 258 Terranova Boulevard, Winter Haven, Florida 33884

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

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

Dated on 12-30-2024. Default Date 2-6-25

STACY M. BUTTERFIELD, CPA Clerk of said Court (Seal) By: Ashley Saunders As Deputy Clerk

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

January 10, 17, 2025 25-00025K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004040 IN RE: ESTATE OF

THOMAS FREDERICK BARTON,

Deceased. The administration of the estate of Thomas Frederick Barton, deceased, whose date of death was October 16, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, Florida 33830. The names and addresses of the personal

sentative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de-mands against decedent's estate on

Statutes, Section 715.109:

Title No.: 133952109

Lutz, Bobo & Telfair, PA

January 10, 17, 2025

2155 Delta Blvd, Suite 210-B

Tallahassee, Florida 32303

PREPARED BY:

Rosia Sterling

Year/Make: 2014 HRTP Travel Trailer

And All Other Personal Property Therein

VIN No.: 5SFBG3820EE266444

representative and the personal repre-

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

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

All other creditors of the Decedent

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

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

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

notice is January 10, 2025. Personal Representative: Sean Thomas Barton 7010 Lake Nona Blvd.,

Apt. No. 227 Orlando, Florida 32827 FAMILY FIRST FIRM Counsel for Personal Representative /s/Rebekah L. Davis Beth K. Roland, Esquire Florida Bar Number: 103674 Rebekah L. Davis, Esquire Florida Bar Number: 1059147 1030 W. Canton Ave., Suite 102 Winter Park, Florida 32789 Fax: (407) 476-1101 e-Mail: beth.roland@fff.law E-Mail: rebekah.davis@fff.law Secondary E-Mail: probate@familyfirstfirm.com

January 10, 17, 2025

SECOND INSERTION

Notice of Public Sale

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

disposition upon court order. SALE DATE: JANUARY 27, 2025 SKY AUTO COLLISION & AUTO RE-PAIR 1914 COUNTRY ROAD 547 N 2017 LINC 5LMCJ1C97HUL68649 \$1,810.52 2019 HYUN KMHD74LF2KU788954

\$2,963.55 A&E AUTO BODY INC 12002 US HIGHWAY 17 N 2016 JEEP 1C4PJLCB8GW137608 \$5,220.76

FEBUARY 24, 2025 SKY AUTO COLLISION & AUTO REPAIR 1914 COUNTRY ROAD 547 N 2011 FORD 1FT7W2BT4BEB36752 \$2,192.05

January 10, 17, 2025

FOURTH INSERTION

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

JAMES EVERETT COMPTON, et al;

TO: DEFENDANT, RUSSELL COMP-

and for other relief, as to property located 668 Lake Carolyn Circle, Lakeland, Polk County, Florida, 33813, which is more particularly described as:

You are required to serve a copy of your written defenses, if any, to it on: Nancy E. Brandt, Esquire

Bogin, Munns & Munns, P.A. Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801

 $(407)\,578\text{-}1334$ on or before 1/23/2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

impaired, call 711. WITNESS my hand and seal of said

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

Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801 (407) 578-1334

FOURTH INSERTION

SECOND INSERTION

NOTICE OF PUBLIC SALE

The following personal property of Robin Margaret Clawson a/k/a Robin Clawson Cohan, and Richard Orville Cohan and If Deceased, All Unknown Parties, Beneficia-

ries, Heirs, Successors and Assigns of Richard Orville Cohan and All Parties Having

or Claiming to Have Any Right, Title, or Interest in the Property Herein Described

on the 28th day of January 2025 at 11:00 a.m., on property at 7400 Cypress Gardens

Boulevard, S76, Winter Haven, Polk County, Florida 33884, in Cypress Campground

& RV Park, be sold for cash to satisfy storage fees in accordance with Florida

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

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

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

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

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

139410-000141

You are required to serve a copy of your written defenses, if any, to it on: Nancy E. Brandt, Esquire Bogin, Munns & Munns, P.A. Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801

25-00069K

 $(407)\,578$ -1334 on or before 1/23/2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

impaired, call 711.

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

STACY M. BUTTERFIELD Clerk of the Court (Seal) By: Myra Green As Deputy Clerk Nancy E. Brandt, Esquire

Attorneys For Plaintiff 1000 Legion Place, Suite 1000 Orlando, Florida 32801 (407) 578-1334 Dec. 27, 2024; Jan. 3, 10, 17, 2025

Bogin, Munns & Munns, P.A.

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

EVERETT COMPTON. a/k/a Defendants.

YOU ARE HEREBY NOTIFIED that the above-referenced action has been filed by Plaintiff seeking to quiet title,

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

139410-000141

court this 12/18/2024

Nancy E. Brandt, Esquire Bogin, Munns & Munns, P.A.

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-01764K

--- 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

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,

An undivided interest as tenantin-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

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

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

INCORPORATED

BEARD ET.AL.,

Plaintiff, vs.

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 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, vou are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days: if you are hearing or voice impaired, call 711.

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

Jerry E. Aron. Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 10, 17, 2025 25-00048K

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 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 tenantin-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 Restric-

tions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 33/0024, Building C,

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

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

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

Plaintiff's attorney 801 Northpoint Parkway, Suite 64. West Palm Beach, Florida, 33407 January 10, 17, 2025 25-00049K

SECOND INSERTION

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

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 UNKNOWN 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 interest in the property herein described: 7400 VALBURN DR AUSTIN,TX 78731

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

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions

recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 16/0034, 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 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. vou 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

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 tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page

0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 40/0038, Building E,

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

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

DEC 18 2024

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

Jerry E. Aron. Plaintiff's attorney. 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 10, 17, 2025 25-00054K

SECOND INSERTION

ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF PAUL BEARD and all parties having or claiming to have any right, title or interest in the property herein described: 25077 LAWRENCE 2152 MARIONVILLE, MO 65705 YOU ARE NOTIFIED that an action

to foreclose a mortgage/claim of lien on the following described property, Orlando Breeze Resort, in Polk County, Florida:

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page 0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 12/0005, Building A,

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

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

DEC 18 2024 Default Date: January 24, 2025

(SEAL) Asuncion Nieves Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA

Jerry E. Aron, Plaintiff's attorney, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 25-00046K January 10, 17, 2025

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

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

Lot 97, of Lake Marion Golf Resort, according to the plat thereof as recorded in Plat Book 112, Pages 35-38 of the Public Records of Polk County, Florida. including the buildings, appurtenances, and fixture located

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 Technology Way, Suite 104 Boca Raton, FL 33431 on or before January 25, 2025 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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.

December, 2024.

POLK CLERK OF COURT POLK COUNTY CLERK OF COURT

HARRIS S. HOWARD, ESQ.,

If you are a person with a disability

WITNESS my hand and seal of this Court at Polk, Florida on this 19 day of

> Stacy M. Butterfield (Seal) By: Asuncion Nieves Deputy Clerk

HOWARD LAW, Plaintiff's attorney, 4755 Technology Way, Suite 104, Boca Raton, FL 33431 January 10, 17, 2025 25-00037K HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs. BEARD ET.AL.,

NOTICE OF ACTION

Count V

IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA.

CASE NO.:

53-2024-CA-002291-0000-00

Defendant(s). To: LYNN M. KUEREK and ALBERTA J. PEABODY and BRIAN A. PEA-BODY and RICHARD B. PEABODY AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF RICHARD B. PEA-BODY 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 interest in the property herein described: 523 SARATOGA RD

SCHENECTADY, NY 12302

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

An undivided interest as tenantin-common in and to the below Unit No. and Building No. of Orlando Breeze Resort, with the exclusive right to occupy the Unit during the Use Period below, as said Use Period is defined in the Declaration upon and subject to all the terms, restrictions, covenants, conditions and provisions in the Declaration of Restrictions, Covenants and Conditions recorded in Volume 06046, Page

0473 and amended by the Supplemental Declarations recorded in Volume 7612, Page 1623 and Volume 6147, Page 325, Public Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 16/0040, Building E,

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

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

DEC 18 2024

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

Plaintiff's attorney 801 Northpoint Parkway, 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-entitled cause in the Circiut 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, according to the plat as recorded in Plat Book 164, Pages 33 through 36, of the Public Records of Polk County, Florida.

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 27TH day of JANUARY, 2025.

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

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

WITNESS my hand and the seal of the Court on this 23rd day of December, 2024.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By Carolyn Mack Deputy Clerk 25-00026K

January 10, 17, 2025

SECOND INSERTION

CHAPTER 45, FS IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT,

NOTICE OF SALE PURSUANT TO

IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-000477

LIBERTY RIDGE HOMEOWNERS ASSOCIATION OF WINTER HAVEN, INC. a Florida not-for-profit corporation, Plaintiff, vs.

DULCE MARIA ROLDAN, et al.,

Defendants. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment in favor of the Plaintiff dated the 27th day of December, 2024, in Case No.: 2024-CA-000477, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at www.polk. realforeclose.com, at 10:00 a.m. on the 11th day of February, 2025, the follow-

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

ing described property as set forth in

Records of Polk County, Florida. Property Address: 534 Patton Loop, Bartow, FL 33830.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim with the Clerk no later than the date the Clerk reports the funds as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, within two (2) working days of your receipt of this (describe notice); 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.comAttorney for Plaintiff January 10, 17, 2025 25-00071K

--- ESTATE / ACTIONS ---

POLK COUNTY

SECOND INSERTION

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

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

BEARD ET.AL.,

Defendant(s).To: RUTH K. STADTFELD and MARK W. STADTFELD and all parties claiming interest by, through, under or against Defendant(s) RUTH K. STADTFELD and MARK W. STADT-FELD and all parties having or claiming to have any right, title or interest in the 8022 TAMAYO DR HOUSTON,TX 77083

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

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

Records of Polk County, Florida and any amendments thereto. Interest 1.923%%, Use Period No./Unit No. 12/0029, Build- $\operatorname{ing} D\,,$

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

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

DEC 18 2024 Default Date: January 24, 2025

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT POLK COUNTY, FLORIDA

(SEAL) Asuncion Nieves Jerry E. Aron, 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida, 33407 January 10, 17, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: UCN2024CP0029940000XX IN RE: ESTATE OF SAMUEL B. SNOWDEN,

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

attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

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

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

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

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

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

Anthony Granese, Personal Representative 1012 Drew Street Clearwater, Florida 33755 /s/ Richard D. Green

Richard D. Green, Esq. FLA BAR 205877 Attorney for Personal Representative 1010 Drew Street Clearwater, Florida 33755 Email:richglaw@aol.com Email:

karendileone@greenlawoffices.net January 10, 17, 2025 25-00032K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2024CP0041450000XX IN RE: ESTATE OF ROBERT ERVIN SHORTER

(aka: ROBERT E. SHORTER), Decedent.

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

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

OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED.

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

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

The date of the first publication of this Notice is January 10, 2025. CARR LAW GROUP, P.A. Lee R. Carr, II, Esquire 200 Central Avenue, Suite 400 St. Petersburg, FL 33701 Voice: 727-894-7000; Fax: 727-821-4042 Primary email address: lcarr@carrlawgroup.com Secondary email address: pcardinal@carrlawgroup.com 25-00041K January 10, 17, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001588 **Division Probate** IN RE: ESTATE OF CLARENCE LEE HOLLAND, JR. a/k/a CLARENCE L. HOLLAND Deceased.
The administration of the Estate of

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

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

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

mands against Decedent's Estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

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

585 San Joaquin Road Poinciana, Florida 34759 Attorney for Personal Representative: /s/ Daniel S. Henderson Daniel S. Henderson, Esq. Florida Bar No. 725021 E-mail Addresses: dan@hendersonsachs.com, ana@hendersonsachs.com Henderson Sachs, P.A. 8240 Exchange Drive, suite C6 Orlando, Florida 34759 Telephone: (407) 850-2500 25-00067K January 10, 17, 2025

SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No. 53-2024-CP-004107-0000-XX IN RE: ESTATE OF IRBYE GERALD GIDDENS, Deceased.

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

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

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

ALL CLAIMS NOT FILED WITHIN

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

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

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

The date of first publication of this

notice is January 10, 2025.

Personal Representative: David N. Giddens 25 Dreambird Drive

Leicester, NC 28748 Attorney for Personal Representative Mark E. Clements, Esq.
Attorney for Personal Representative Florida Bar No. 276774 Elder Law Firm of Clements & Wallace, PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com 2nd Eml: jwolf@mclements.com

25-00042K

25-00072K

January 10, 17, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004041 IN RE: ESTATE OF SHARON LYNN BARTON Deceased.

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

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

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

Florida Statutes.

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

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

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

The date of first publication of this

notice is January 10, 2025.

Personal Representative: Sean Thomas Barton 7010 Lake Nona Blvd..

Apt. No. 227 Orlando, Florida 32827 FAMILY FIRST FIRM Counsel for Personal Representative s/Rebekah L. Davis Beth K. Roland, Esquire Florida Bar Number: 103674 Rebekah L. Davis, Esquire Florida Bar Number: 1059147 1030 W. Canton Ave., Suite 102 Winter Park, Florida 32789 Telephone: (407) 574-8125 Fax: (407) 476-1101 E-Mail: beth.roland@fff.law E-Mail: rebekah.davis@fff.law Secondary E-Mail:

probate@familyfirstfirm.com

January 10, 17, 2025

SECOND INSERTION

NOTICE TO CREDITORS $10 {\rm TH} \, {\rm JUDICIAL} \, {\rm CIRCUIT}$ IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0042200000XX

IN RE: ESTATE OF WILHELIMA PULLEN, Deceased. The administration of the estate of WILHELIMA PULLEN, Deceased, ath was Jul 4. 2024, is

pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and

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

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

Who benefits from legal notices?

You do. Legal notices are required because a

government body or corporation wants to take action

When the government is about to change your life, or

your property or assets are about to be taken, public

notices in newspapers serve to alert those affected

that can affect individuals and the public at large

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

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

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

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

SINDIE FORBES. Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1610TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawvers.com January 10, 17, 2025 25-00039K

SECOND INSERTION

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

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

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

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

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

tion to be specified on the record at the hearing.

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

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

Ernesto Torres District Manager January 10, 17, 24, 31, 2025

SECOND INSERTION

NOTICE OF ACTION Count XIV 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 UN-KNOWN 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, DEVI-SEES AND OTHER CLAIMANTS OF BRENDA V. NELSON and all parties having or claiming to have any right, title or interest in the property herein

74 JAMES STREET

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

An undivided interest as tenantin-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. 52/0065, Build-

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



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 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 is sued to fund the Improvements. These assessments are anticipated toimpose 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 benefitted 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

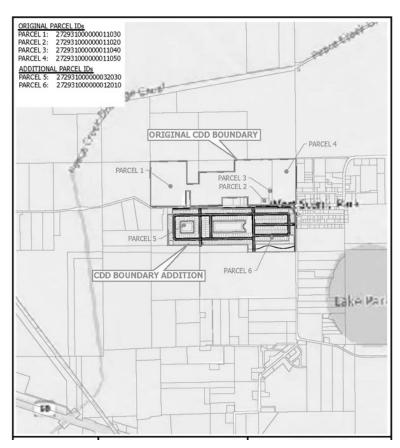
*Includes costs of collection and early payment discounts when collected on the County tax bill. All amounts stated herein are subject to change and/or final determination at the public hearings and meeting identified above. Specific maximum amounts expected per parcel or product type are as set forth 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 col $lect\ payments\ related\ to\ the\ operation\ and\ maintenance\ of\ the\ District.\ Further,\ this\ notice\ shall\ not\ affect\ the\ 2024\ Assessments$ 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 $the provisions of Florida law for community development districts. \ The Board meeting and/or the public hearings may be considered as the constant of the provision of Florida law for community development districts. The Board meeting and/or the public hearings may be constant of the provision of Florida law for community development districts. The Board meeting and/or the public hearings may be constant of the provision of Florida law for community development districts. The Board meeting and/or the public hearings may be constant of the provision of the public hearings may be constant of the public hearings of the public hearings may be constant of the public hearings of the public hearings may be constant of the public hearings of the public hearings may be constant of the public hearings of the public hearings$ tinued 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 ${\bf NOTICES\,PURSUANT\,TO\,FLORIDA\,LAW;\,AND\,ADDRESSING\,CONFLICTS,\,SEVERABILITY,\,AND\,AN}$ 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

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 As-

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

WHEREAS, the District evidenced its intent to defray the cost of such Improvements through the levy and collection of special $assessments\ against\ property\ within\ the\ District\ benefitted\ by\ such\ improvements,\ pursuant\ to\ Resolution\ Nos.\ 2024-31,\$ 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

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");

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;
- $\mbox{(ii)}$ 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.
 - ${f C}$. 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 $if determined by the \ District to \ be in its best interest, the \ Assessments \ may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited by law, including but not limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited by law, including but not limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited by law, including but not limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited by law, including but not limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited by law, including but not limited to be direct bill. The decision to collect \ Assessments by any particular method - e.g., on the limited by law, including but not limited to be direct bill. The left has been direct below the limited by law, including but not limited to be direct bill. The left has been direct by law, and the limited by law, including but not limited by law, and the lim$ the tax roll or by direct bill - does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices
- $5.\,DESIGNATING\,THE\,2025\,ASSESSMENT\,AREA\,LANDS\,UPON\,WHICH\,THE\,ASSESSMENTS\,SHALL\,BE\,LEVIED.$ The Assessments shall be levied within the 2025 Assessment Area on all lots and lands adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
- 6. ASSESSMENT PLAT. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which are open to inspection by the public.
- 7. PRELIMINARY ASSESSMENT ROLL. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
- 8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Chapters $170, 190, and 197, Florida\ Statutes, among\ other\ provisions\ of\ Florida\ law, there\ are\ hereby\ declared\ two\ (2)\ public\ hearings\ to$ be held as follows:

NOTICE OF PUBLIC HEARINGS DATE: February 6, 2025

TIME 1:00 p.m.

LOCATION: Lake Alfred Public Library 245 North Seminole Avenue

Lake Alfred, Florida 33850

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

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Polk County, Florida (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

/s/Ernesto Torres

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/ David Matt Secretary/Assistant Secretary 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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532024CP0029220000XX Division 14 IN RE: ESTATE OF

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.

WAYNE DAVID HALL

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

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

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

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

The date of first publication of this notice is 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 Davie, FL 33328

Telephone: (954) 450-7973 E-Mail: attorneylegair@gmail.com January 10, 17, 2025 25-00068K

property: Lot 6, Solterra Phase 2A1, according to the plat thereof, as recorded in Plat Book 158, Pages 50 through 53, of the Public Re- cords of Polk County, Florida.

NOTICE OF ACTION

IN THE COUNTY COURT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO. 2024CC008782

HOMEOWNERS ASSOCIATION

INC., A Florida Not-For-Profit

XIAOMING LU; UNKNOWN

SPOUSE OF XIAOMING LU &

Defendants.TO: UNKNOWN SPOUSE OF

ANY UNKNOWN PERSON(S) IN

SOLTERRA RESORT

Corporation,

POSSESSION,

XIAOMING LU

XIAOMING LU

Orlando, FL 32819

5425 Misty Oak Circle

Davenport, FL 33837

UNKNOWN SPOUSE OF

property described herein.

7075 Kingspointe Parkway Suite 9

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

an action seeking to foreclose a homeowner association assessment lien has

been filed on the following described

YOU ARE HEREBY NOTIFIED that

Plaintiff, v.

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 ASSO-CIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

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

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

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

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

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 ASSO-CIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days

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

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

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

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

purpose.
WITNESS my hand and the seal of this Court on December 30, 2024 Default Date: February 5, 2025

Stacy M. Butterfield Polk County Clerk of Court By Asuncion Nieves Deputy Clerk

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

SECOND INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-004271-0000-XX

NOTICE TO CREDITORS

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 pend-

ing 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 oth-

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

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

Florida Statutes.

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

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

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

The date of first publication of this notice is 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 25-00078K January 10, 17, 2025

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, Plaintiff, VS. SHEYLA IRIS ROSARIO VAZQUEZ; JOSE L. MONZON CANTERO; AQUA FINANCE, INC.; CITRUS LANDING OWNERS AS-

SOCIATION, 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 INTER-EST 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 30, 2024 in Civil Case No. 2024CA000559000000, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, LAKEVIEW LOAN SERVICING, LLC is the Plaintiff, and SHEYLA IRIS ROSARIO VAZQUEZ; JOSE L. MONZON CANTERO; AQUA FI-NANCE, INC.: CITRUS LANDING OWNERS ASSOCIATION, INC.; UN-KNOWN TENANT #1 N/K/A JOSE CANTERO JR.: ANY AND ALL UN-KNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDU-AL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST

AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants. The Clerk of the Court, Stacv M. But-

SECOND INSERTION

terfield, 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 RE-CORDED 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 DISABILI-TIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this

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 Au-

bry 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 represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

attorney are set forth below.

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 appear ance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 7th day of January, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303

Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman 2025.01.07 13:15:16-05'00' FBN: 106751 Primary E-Mail:

ServiceMail@aldridgepite.com 1091-2706B

January 10, 17, 2025 25-00079K

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 MCCUTCHEN, Deceased.

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

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

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

A Personal Representative or cura-

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written emand is made by a creditor as specified under s. 732.2211. ALL CLAIMS NOT FILED WITHIN

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

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

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

Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq.

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

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:

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-

NAME ADDRESS

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

SECOND INSERTION

this Notice is: January 10, 2025.

Person Giving Notice: /s/ Aline Jemison ALINE JEMISON Petitioner

Attorney for Person Giving Notice: /s/ David Wilson IV THE WILSON ADVOCACY GROUP, P.A. P.O. Box 3142 Winter Haven, FL 33885 Phone: (863) 401-8155 Fax: (863) 401-9924 Primary: info@wilsonadvocacygroup.com Secondary: dwfourth@wilsonadvocacygroup.com Tertiary: b.moore@wilsonadvocacygroup.com

DAVID WILSON IV, ESQUIRE

Attorney for Petitioner

/s/ David Wilson IV

FL Bar No. 0103204

January 10, 17, 2025

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, 25-00080K

OF THIS NOTICE ON THEM.

SECOND INSERTION unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is 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

BEARD ET.AL.. Defendant(s).

To: JACQUELINE L. STALL and HENRY A. STALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HEN-RY 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 HEN-RY 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 tenantin-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, 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 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 25-00057K January 10, 17, 2025

SECOND INSERTION

NOTICE OF ACTION Count VII IN THE CIRCUIT COURT, IN AND

FOR POLK COUNTY, FLORIDA. CASE NO .: 53-2024-CA-002291-0000-00

HOLIDAY INN CLUB VACATIONS INCORPORATED 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, 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 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 25-00052K January 10, 17, 2025

SECOND INSERTION

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

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

BEARD ET.AL.. Defendant(s).

To: KEITH RODGERS AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHERCLAIMANTS 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, DEVI-SEES 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 tenantin-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 origi-nal 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 UN-KNOWN 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, DEVI-SEES AND OTHER CLAIMANTS OF BRENDA V. NELSON and all parties having or claiming to have any right, title or interest in the property herein

74 JAMES STREET

Florida:

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,

An undivided interest as tenantin-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 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. 51/0065, Building

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

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

DEC 18 2024 Default Date: January 24, 2025 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

SECOND INSERTION

NOTICE OF ACTION Count XI
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA. CASE NO .:

53-2024-CA-002291-0000-00 HOLIDAY INN CLUB VACATIONS INCORPORATED Plaintiff, vs.

BEARD ET.AL., Defendant(s).

To: JACQUELINE L. STALL and HENRY A. STALL AND ANY AND ALL UNKNOWN HEIRS, DEVISEES AND OTHER CLAIMANTS OF HEN-RY 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 HEN-RY 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, 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, West Palm Beach, Florida, 33407 January 10, 17, 2025 25-00056K

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT FOR THE TENTH CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION Case No.: 2024-CA-001351

HHI-NFHB, LLC, Plaintiff, -vs-THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST CELESTE R. TORRES, DECEASED; CARLOS GARCIA; DONOVAN TORRES: NIKO TORRES; ISIAH TORRES; FRANKIE TORRES; NICOLE CARMICHAEL; MARKUS VAZQUEZ; THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; ASSOCIATION OF POINCIANA VILLAGES, INC.; 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, POIN-CIANA, 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 IN-TEREST 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 OB-TAINED 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 Guito & Matthews, P.A.

Suite 100 Tampa, Florida 33605 813-223-0000 Tel.; 813-899-6069 Fax Attorneys for Plaintiff 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 PARTNER-SHIP is the Plaintiff, and LATONYA HADLEY A/K/A L. HADLEY; JE-RODD FAIN; SOLTERRA RESORT HOMEOWNERS ASSOCIATION, INC.; OAKMONT RESORT OWN-ERS ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. 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 RE-CORDED IN PLAT BOOK 156. PAGE 13, OF THE PUBLIC RE-CORDS 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 DISABILI-TIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are 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 HOME-OWNERS 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 PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE, PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N. BROADWAY AVENUE, BARTOW, FLORIDA 33830, (863) 534-4686, AT LEAST 7 DAYS BEFORE YOUR SCHEDULED COURT APPEAR-ANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION IF THE TIME BEFORE THE SCHED-ULED APPEARANCE IS LESS THAN 7 DAYS: IF YOU ARE HEARING OR

VOICE IMPAIRED, CALL 711. DATED: 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

PUBLISH YOUR LEGAL NOTICE

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

Gradle Condition of the Condition of the

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

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

Herbert Hoover, seeking re-election on the

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

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.

4477

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

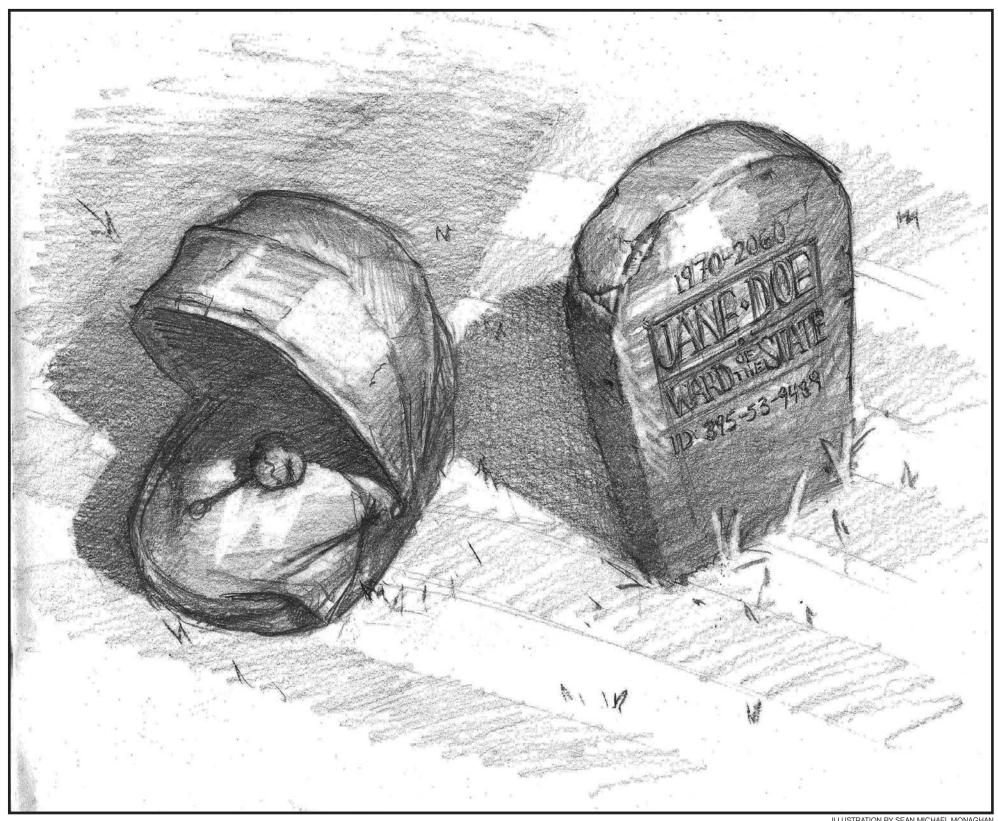


ILLUSTRATION BY SEAN MICHAEL MONAGHAN

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 Courrt, 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.