Public Notices



Additional Public Notices may be accessed on BusinessObserverFL.com and the statewide legal notice website, FloridaPublicNotices.com PAGE 17

JANUARY 24 - JANUARY 30, 2025

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ----

The following personal property of Herbert William McKinney will on the 12th day of February 2025, at 10:00 a.m., on property at 284 Fish Haven Road, Auburndale, Polk County, Florida 33823, in Fish Haven be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: Year/Make: 1980 CIAS Mobile Home VIN No.: EE22053A Title No.#: 19447616 And All Other Personal Property There-

PREPARED BY: Rosia Sterling Lutz, Bobo & Telfair, P.A. 2155 Delta Blvd, Suite 210-B Tallahassee, Florida 32303 January 24, 31, 2025

Fictitious Name Notice

25-00123K

Notice is hereby given that 110 KERSEY STREET LLC, OWNER, desiring to engage in business under the fictitious name of YOWASH located at 140 KERSEY STREET, DAVENPORT, FLORIDA 33897 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. January 24, 2025 25-00129K

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO

SECTION 865.09, FLORIDA

STATUTES

NOTICE IS HEREBY GIVEN that

Kathelene Rhodes will engage in busi-

ness under the fictitious name KAAY BASEE, with a physical address 1135

NORTH RUTH AVE LAKELAND, FL

33805, with a mailing address 1135 NORTH RUTH AVE LAKELAND, FL

33805, and already registered the name

mentioned above with the Florida De-

partment of State, Division of Corpora-

FIRST INSERTION

tions.

January 24, 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 Fictitious Name of TMJ Relief Massage & Beyond located at 6970 Appaloosa Drive in the City of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day	of January, 2025.		
Carla M. Crombie, LM	Т		
Massage License Number MA36685			
January 24, 2025	25-00130K		

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that FLORDIAN GENERAL SERVICES LLC, OWNER, desiring to engage in business under the fictitious name of BLUE SKY CONSTRUCTIONS LLC located at 162 JOCELYN DR, DAVENPORT, FLOR-IDA 33897 intends to register the said name in POLK county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 24, 2025 25-00131K

FIRST INSERTION

Notice of Public Sale Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the

FIRST INSERTION NOTICE OF PUBLIC SALE

25-00134K

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of LOUIS H. ROBBINS, LOUIS H. ROBBINS REVOCABLE TRUST DATED 12/19/13 and KIMBERLY HOLIDAY, will, on February 5, 2025, at 10:00 a.m., at 9645 Cypress Lakes Drive, Lot #223, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1987 FUQU MOBILE HOME, VIN: FH3610155A, TITLE NO.: 0046260924, and VIN: FH3610155B, TITLE NO.: 0046131648 and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#3326-3322)

FIRST INSERTION GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR

BOARD OF SUPERVISORS' MEETING The Board of Supervisors ("Board") of the Groves at Lake Marion Community Development District ("District") will hold a public hearing and regular meeting as follows

> DATE: February 12, 2025 TIME: 11:00 AM LOCATION: Lake Alfred Public Library 245 N Seminole Avenue Lake Alfred, Florida 33580

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 January 24, 31, 2025

25-00140K

FIRST INSERTION

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM ASSESSMENTS **FEXPANSION PARCEL1**

Notice is hereby given that the Hawthorne Mill North 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 of the District will conduct a public hearing on February 19, 2025 at 9:30 a.m., or as soon thereafter as the matter may be heard. at the Holiday Inn Express & Suites Orlando South, 4050 Hotel Drive, Davenport, Florida 33897.

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 the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Commission of the City of Lakeland, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community develop-ment facilities, services and improvements within and 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 of collecting such non-ad valorem assessments.

The public 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 place to be specified on the record. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010, at least forty-eight (48) hours prior to the hearing. 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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 January 24, 31; February 7, 14, 2025

25-00141K

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the Cypress Creek Reserve Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Groves at Lake Marion Community Development District ("**District**"), located in Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Polk County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on February 7, 2025 to the attention of District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office").

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

FILE NO. 532023CP0020230000XX IN RE: ESTATE OF RICHARD ANTHONY HORLANDER.

DECEASED. The administration of the estate of RICHARD ANTHONY HORLAND-ER, deceased, whose date of death was February 11, 2023, and whose Social Security Number is XXX-XX-XXXX, 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 name and address 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

January 24, 31, 2025 25-00127K

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: FEBRUARY 24, 2025 JAMIES COLLISION CENTER 22491 US HWY 27 2012 VOLK 3VWDX7AJ6CM016439 \$1.062.00 THE SECRET COLLISION CENTER 3411 RECKER HWY 2010 MINC WMWMF3C57ATU78602 \$595.00 SALE DATE MARCH 24, 2025 THE SECRET COLLISION CENTER 3411 RECKER HWY 2021 TOYT JTDEPMAE6MJ181706 \$722.36 January 24, 31, 2025 25-00133K

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 Christopher's Reselling located at 4166 Salt Springs Ln in the City of Lakeland, Polk County, FL 33811 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 21st day of January, 2025.

Christopher Lieber January 24, 2025 25-00135K OF THREE MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY 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 must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is January 24, 2025. Personal Representative: /s/ Sara E. Hickerson SARA E. HICKERSON 1500 Jerstadt Way Kissimmee, Florida 34746 Attorney for Personal Representative: /s/ L. Edgar Barnhill III L. EDGAR BARNHILL III, ESQ. Florida Bar No. 338631 2799 Northwest Boca Raton Boulevard

Suite 214 Boca Raton, Florida 33431 Telephone: 561-998-7999 25-00128K January 24, 31, 2025

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing 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	
January 24, 31, 2025	25-00142K

FIRST INSERTION

NOTICE OF SALE OF ABANDONED PROPERTY PURSUANT TO SECTION 715.109, FLORIDA STATUTES

Notice is hereby given that, on February 10, 2025, at 9:00 AM, at 307 Quails Run Pass, Winter Haven, FL 33884, pursuant to Section 715.109, Florida Statutes, shall sell at public sale by competitive bidding the following property abandoned by Prodigal Son's & Daughters Helping Hands, LLC, to wit: Various and miscellaneous household furniture, household furnishings, appliances, household items, personal items, personal effects, clothing, and other

various and miscellaneous items of personal property. The name of the former tenant is Prodigal Son's & Daughters Helping Hands, LLC.

All sales are as-is, where-is, with all faults, for cash, and subject to any and all ownership rights, liens, and security interests which have priority under law. The landlord, pursuant to statute, reserves the right to bid on the subject property in an attempt to recover unpaid storage costs and costs of advertising and sale. Other sales terms and conditions may apply and will be announced at the sale. January 24, 31, 2025 25-00148K

January 24, 2025

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

25-00143K



or email legal@businessobserverfl.com

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

DATE OF DEATH IS BARRED.

A personal representative or curator

has no duty to discover whether any

property held at the time of the de-

cedent's death by the decedent or the

decedent's surviving spouse is property

to which the Florida Uniform Dispo-

sition of Community Property Rights

at Death Act as described in sections

732.216-732.228, applies, or may ap-

ply, unless a written demand is made

by a creditor as specified under section

The date of first publication of this

Co-Personal Representatives:

Elizabeth R. Cahoon a/k/a

Elizabeth Cleveland

1135 Clearpointe Way

Lakeland, FL 33813

Terri Lynn Kirkland

109 Davis Street

Auburndale, FL 33823

Attorney for Personal Representative

Eml: mclements@mclements.com

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

25-00132K

2nd Eml: jwolf@mclements.com

notice is January 24, 2025.

Attorney for Co-Personal

Florida Bar No. 276774

Elder Law Firm of Clements &

Representatives:

Wallace, PL

310 E Main St

Lakeland, FL 33801 Ph: (863) 687-2287

January 24, 31, 2025

Mark E. Clements

732.2211.

FIRST INSERTION

GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Groves at Lake Marion Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2024, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Polk County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2024, be completed no later than June 30, 2025.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Gov-ernment Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Groves at Lake Marion Commu-nity Development District." Proposals must be received by 12:00 p.m. on February 7, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager	
January 24, 2025	25-00144K

FIRST INSERTION

CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT **REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Cypress Creek Reserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the Polk County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Au-dits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Cypress Creek Reserve Community Development District." Proposals must be received by 12:00 p.m. on February 3, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager	
January 24, 2025	25-00145K

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Cypress Creek Reserve Community Development District ("District"), located in the Polk County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the City of Leesburg, Lake County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

FIRST INSERTION NOTICE TO CREDITORS BARRED. IN THE CIRCUIT COURT OF THE NOTWITHSTANDING THE TIME TENTH JUDICIAL CIRCUIT IN AND PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

FOR POLK COUNTY, FLORIDA File No. 53-2025-CP-000090-0000-XX PROBATE DIVISION IN RE: ESTATE OF

LUCY V. ROBBINS a/k/a,

LUCY NELL ROBBINS, The administration of the estate of LUCY V. ROBBINS a/k/a LUCY NELL ROBBINS, 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 53-2025-CP-000090-0000-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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

FIRST INSERTION

NOTICE.

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

File No. 532024CP0035500000XX IN RE: ESTATE OF DARRYN GEORGE HERMANN

SENOGA-ZAKE Deceased.

The administration of the estate of DARRYN GEORGE HERMANN SENOGA-ZAKE, deceased, whose date of death was October 28, 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, file number 532024CP0035500000XX. The names and address of the personal representative and the personal representative's attorney are set forth below

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

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

NOTICE TO CREDITORS

IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-0010820000XX

IN RE: ESTATE OF

BERNARD CONNOR, JR.

Deceased.

The administration of the estate of Ber-

nard Connor, Jr., deceased, whose date

of death was January 5, 2023, is pend-

ing in the Circuit Court for Polk County,

FIRST INSERTION

ER BARRED.

THE PERSONAL REPRESENTA-TIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BYU THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNI-FORM DIPOSITION OF COMMUNI-TY PROPRETY RIGHTS AT DEATH ACT AS DESCRIBED IN ss. 732-216-732.228. APPLIES. OR MAY APPLY.

FIRST INSERTION NOTICE OF ADMINISTRATION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No.: 532024CP0039770000XX IN RE: The Estate of FRANK MESSINA, Deceased.

administration of the es-of FRANK MESSINA, de-The tate ceased, File Number: File No: 532024CP0039770000XX, is pending in the Circuit Court for Polk County, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801-1929. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OF THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands

against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OF THIRTY DAYS AFTER THE DATE OF SER-VICE 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 must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is January 24, 2025. Personal Representative:

Susan Messina

56 Bonny Shores Drive Lakeland, Florida 33805 Attorney for Per. Repre.: Eduardo R. Latour LATOUR & ASSOCIATES, P.A. 135 East Lemon Street Tarpon Springs, Florida 34689 727/937-9577 Fla. Bar No. 279994 edlatourpleadings@gmail.com January 24, 31, 2025 25-00139K

FIRST INSERTION

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

CASE NO .: 2024CA002135000000 PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs. RANDY VILLANUEVA; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE SEVEN ASSOCIATION, INC.; UNKNOWN SPOUSE OF JESSICA I. MORALES A/K/A JESSICA IVETTE MORALES; JESSICA I MORALES A/K/A JESSICA IVETTE MORALES; UNKNOWN SPOUSE OF RANDY

VILLANUEVA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUTTERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at, 10:00 AM on the 17 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 10, BLOCK 1038, POIN-CIANA NEIGHBORHOOD 4, VILLAGE 7, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 53, PAGES 4-18, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 36 SAWFISH LN, POINCIANA, FL 34759

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING 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.

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 15 day of January 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq.

Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01535 January 24, 31, 2025 25-00120K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2023CA-000037-0000-00

TOGETHER WITH: 1982 PEAC MOBILE HOME, ID# COSGASC012076A AND # COSGASC012076B; TITLE # 21418409 AND # 21418408. (RETIRED)

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 CLAIMS 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 24, 2025. **Personal Representative** /s/ Valeria M. Colon-Vaello VALERIA M. COLON-VAELLO

31986 Blue Passing Loop Wesley Chapel, FL 33545 Attorney for the Personal

Representative /s/ Gadiel A. Espinoza Gadiel A. Espinoza, Esq. Florida Bar No. 121831 LAW OFFICE OF GADIEL A. ESPINOZA, PLLC 3632 Land O' Lakes Blvd. Ste. 104-1 Land O' Lakes, FL 34639 Tel. (813) 897-0295 Email: office@gadielespinozalaw.com

January 24, 31, 2025 25-00138K

PROBATE CODE WILL BE FOREV-

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic and one (1) unbound copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on February 7, 2025 to the attention of District Manager, c/o Wrathell. Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

January 24, 2025

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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECI-FIED UNDER s. 732.2211. 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 24, 2025.

Personal Representative: Arline Connor 727 W. 14th St. Lakeland, Florida 33805 Attorney for Personal Representative: Victor S. Kostro, Esq. Florida Bar No.: 037974 Victor S. Kostro, P.A. 701 Thomas Barbour Drive Melbourne, FL 32935 Telephone: (321) 608-4910 Fax: (321) 806-1395 Primary Email: vsk@kostrolaw.net Secondary Email: kaycer@kostrolaw.net January 24, 31, 2025 25-00150K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/07/2025 at 10:30 a.m., the following property will be sold at public auc-tion pursuant to F.S. 715.109: A 2000 WINN mobile home bearing vehicle identification numbers 8D610839MA

and 8D610839MB and all personal items located inside the mobile home. Last Tenant: Jennifer Lynn Ries and Rebecca Jane Shiver. Sale to be held at: The Ridge, 49473 Highway 27, Davenport, Florida 33897, 863-420-9700. January 24, 31, 2025 25-00147K

ALLIED FIRST BANK SB DBA SERVBANK Plaintiff(s) VS. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF NETTIE L. CAYLOR, DECEASED; JEFFERY ORR; ISPC; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANTS(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 pursuant to a Final Judgment entered on OCTO-BER 24TH, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD. ČPA, the Clerk of the Cricuit Court will sell the property situated in Polk County, Florida, described as:

, FIORIDA, described as: LOT 56, QUAIL TRAIL, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE(S) 6, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Propety Address: 1831 QUAIL TRL. LAKELAND, FL 33810 to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at

www.polk.realforeclose.com, on 14TH day of FEBRUARY, 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 or der 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 Av-enue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or im-mediately 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 10th day of January, 2025.

STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P.O. Box 9000 Bartow, Florida 33831-9000 (SEAL) By /s/ Ashley Saunders Deputy Clerk January 24, 31, 2025 25-00122K

25-00146K

FIRST INSERTION

--- ACTIONS / SALES ---

FIRST INSERTION

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2022CA0006030000LK U.S. BANK TRUST NATIONAL AS-SOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, VS. STEVEN M WOLFE; UNKNOWN SPOUSE OF STEVEN M. WOLFE; 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 January 6, 2025 in Civil Case No. 2022CA0006030000LK, of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST is the Plaintiff, and STEVEN M WOLFE; UNKNOWN SPOUSE OF STEVEN M. WOLFE; ANY AND ALL UN-KNOWN 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 PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS are Defendants.

The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose com on February 7, 2025 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 9, HARTRIDGE MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 14, PAGE 9, 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 accom-modation 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 receiv-ing 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 15th 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: /s/ John J. Cullaro John J. Cullaro 2025.01.15 15:20:18-05'00' FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1092-13160B January 24, 31, 2025 25-00126K

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

532023CA00436000000 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, Plaintiff. v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST JOSE D. REYES, DECEASED; ET AL, Defendant(s). To the following Defendant(s): LUIS REYES COLLAZO A/K/A JOSE L. REYES (Last Known Address: 6236 ALA-BAMA AVENUE, LAKELAND, FL

33813)YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

COMMENCING 130.0 FEET SOUTH AND 256.66 FEET WEST OF THE SOUTHWEST CORNER OF LOT 11, BLOCK 2, HASKELL HOMES, A SUB-DIVISION RECORDED IN PLAT BOOK 45, PAGE 14, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, RUN NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST 340.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 0 DEGREES 01 MINUTES 15 SECONDS WEST, 90.0 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST 110.0 FEET; THENCE SOUTH 0 DEGREES 01 MINUTES 15 SECONDS EAST 90.0 FEET; THENCE SOUTH 89 DEGREES 58 MIN-UTES 45 SECONDS WEST, 110.0 FEET TO THE POINT OF BEGINNING, LYING AND BE-ING IN SECTION 24, TOWN-SHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLOR-IDA.

PROPERTY ADDRESS: 6236 ALABAMA AVENUE, LAKE-LAND, FL 33813

has been filed against you and you are required to serve a copy of your writ-ten defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscavne Blvd., Suite 201, Miami, FL 33161 12/2/2024, a date which is within thirty (30) a 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 notifi-cation 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 24 day of Oct., 2024. STACY M. BUTTERFIELD As Clerk of the Court (SEAL) By /s/ Asuncion Nieves

As Deputy Clerk Ghidotti| Berger LLP, Attorney for Plaintiff, 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 January 24, 31, 2025 25-00121K

NOTICE OF ACTION IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA CASE No.: 2024CA004139000000 SAGAPO PROPERTIES LLC, Plaintiff, vs. ESTATE OF SAINVILLE DIGA,

and all others claiming by, through and under ESTATE OF SAINVILLE DIGA, DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, and all others claiming by, through and under DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, DAVID MAGALLON, ESTATE OF EVELYN M. JOINER, and all others claiming by, through and under ESTATE OF EVELYN M. JOINER, CLOYS JOINER, ORAL JOINER, KAREN L JOINER, ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under ESTATE OF DONALD L. JENKINS, GREGORY JENKINS, and all others claiming by, through and under GREGORY JENKINS, KIMBERLY ANDERSON AND RIEDLINGER PROPERTIES INC., A FLORIDA CORPORATION. Defendant,

TO: ESTATE OF SAINVILLE DIGA, and all others claiming by, through and under ESTATE OF SAINVILLE DIGA, DAISY MAE CRAWFORD A/K/A DAI-SY MAE DIGA, and all others claiming by, through and under DAISY MAE CRAWFORD A/K/A DAISY MAE DIGA, ESTATE OF EVELYN M. JOIN-ER, and all others claiming by, through and under ESTATE OF EVELYN M. JOINER, ESTATE OF DONALD L. JENKINS, and all others claiming by, through and under ESTATE OF DON-ALD L. JENKINS and GREGORY JENKINS, and all others claiming by, through and under GREGORY JEN-KINS

YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida: Parcel 1:

Lot 82, Carefree Cove, according to the map or plat thereof, as re-corded in Plat Book 43, Page(s) 19, of the Public Records of Polk County, Florida, a/k/a 105 Edgewater Dr, Winter Haven, FL 33881 ("Parcel 1"). Parcel 2:

Lot 9 and E 1/2 of Lot 8. Block A, Map of L.P. Broadfields East-Wood Terrace, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 45, of the Public Records of Polk County, Florida. a/k/a Thelma Ave, Haines City, FL 33844 ("Parcel Parcel 3:

Lot 17, Marvin Subdivision, according to the map or plat thereof, as recorded in Plat Book 12, Page(s) 30, of the Public Records of Polk County, Florida. a/k/a Shiflett Ave, Polk County, Lakeland, FL 33810 ("Parcel 3").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, whose address is 4767 New Broad Street, Orlando, FL 32814, telephone number (407) 514-2692, on or before Feb 24th, 2025, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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 17 day of January 2025. Stacy M. Butterfield Clerk of the Circuit Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk

J.D. Manzo Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street, Orlando, FL 32814. (407) 514-2692 Jan. 24, 31; Feb. 7, 14, 2025 25-00124K

FIRST INSERTION

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

CASE NO. 532023CA006997000000 DIVISION: 15

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff. vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL J. SCHMIDT a/k/a CAROL JOAN SCHMIDT, DECEASED; UNKNOWN SUCCESSOR TRUSTEE TO CAROL J. SCHMIDT AS TRUSTEE(S) OF THE CAROL J. SCHMIDT REVOCABLE TRUST, DATED AUGUST 27, 2007; MARK G. TURNER; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT **#2: ALL OTHER UNKNOWN** PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES,

Polk County, Florida, the style of which is indicated above. Stacy M. Butterfield, CPA, the Clerk of Court will on FEB-RUARY 11, 2025 at 10:00 AM EST at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in Polk County, Florida:

LOT 43, VIENNA SQUARE DUPLEX, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 151, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1224 VIEN-NA SQUARE DRIVE, WINTER HAVEN, FL 33884

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

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

Dated: January 13, 2025 /s/ Audrey J. Dixon Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com January 24, 31, 2025 25-00119K NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY

GENERAL JURISDICTION

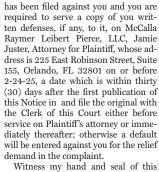
DIVISION CASE NO. 2023CA006871000000 TRUIST BANK, FORMERLY KNOWN AS BRANCH BANKING AND TRUST COMPANY, Plaintiff, vs.

KAREEM GIVENS, et al., Defendant.

To the following Defendant(s): ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST JEFFERY J. GIVENS A/K/A JEFFERY JAMES GIVENS, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIM-ANTS

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 51, KRENSON WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 153, PAGE 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



Witness my hand and seal of this Court this 17 day of January, 2025. STACY BUTTERFIELD, CPA CLERK OF COURT OF

(SEAL) By Ashley Saunders Submitted by:

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street. Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: Kimberlee.Masters@mccalla.com 23-06986FL January 24, 31, 2025 25-00125K

POLK COUNTY As Deputy Clerk

Are there different types of legal notices?

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

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

FIRST INSERTION

OTHER CLAIMANTS **Defendant(s).** NOTICE IS HEREBY GIVEN that pur-

suant to an Order Resetting Foreclosure Sale entered on December 10, 2024, in the Tenth Judicial Circuit in and for

ΔV

Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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



YOUR LEGAL NOTICE

PUBLISH

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

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

Email legal@businessobserverfl.com



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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

FIRST INSERTION

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC007286 SERENO HOMEOWNERS

ASSOCIATION INC., A Florida Not-For-Profit Corporation, Plaintiff, v. FUNDADOR ZELAYA-PEREZ; LUZ

MARIA MONROY RAMIREZ & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.

MARIA MONROY TO: LUZ RAMIREZ

3181 Serendipity Way

Davenport, FL 33896

If alive, and if dead, all parties claiming interest by, through, under or against LUZ MARIA MONROY RAMIREZ, 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 298. Sereno Phase Two, according to the pla as recorded in Plat Book 166, Pages 41 through 43, of the Public Records of Polk County, Florida

Property Address: 3181 Serendipity Way, Davenport, FL 33896 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on SERENO HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and

file the original with the Clerk of this Court either before service on Plain-tiff'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.

Default Feb 13 25 WITNESS my hand and the seal of this Court on 1-7-25.

Stacy M. Butterfield Polk County Clerk of Court By Antonio Sparrow (SEAL) Deputy Clerk SERENO 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 24, 31, 2025 25-00136K

FIRST INSERTION

NOTICE OF SALE PURSUANT TO **CHAPTER 45** IN THE COUNTY COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO .: 532023CC005606000000 DIVISION: M0 ARCPE 1, LLC, Plaintiff, vs. OMAR ZAYAS, et al.,

Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 4, 2024, entered in Case No. 532023CC005606000000 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which ARCPE 1, LLC, is the Plain-tiff and OMAR ZAYAS; UNKNOWN SPOUSE OF OMAR ZAYAS; NEW GENERATIONAL REAL ESTATE INVESTOR, LLC; HAINES CITY HMA, LLC D/B/A HEART OF FLOR-IDA REGIONAL MEDICAL CENTER; PINES WEST HOMEOWNERS AS-SOCIATION, INC., are defendants, Stacy M. Butterfield, CPA, Clerk of the Court, will sell to the highest and best bidder for cash in/on http://www. polk.realforeclose.com/ in accordance with chapter 45 Florida Statutes, Polk County, Florida on February 19, 2025 at 10:00 a.m., EST, the following described property as set forth in said Final Judgment of Foreclosure:

LOT 55, PINES WEST - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGES 47, 48, AND 49, OF THE PUBLIC RE-

CORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 300

KESWICK AVE., DAVENPORT, FL 33897 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. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disabil-ity 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, FL 33830, (863) 534-4686, at least seven days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days; if you are hearing or voice impaired, call 711. /s/ Damian G. Waldman Damian G. Waldman, Esq., Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com

Attorneys for Plaintiff 25-00149K January 24, 31, 2025

NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CC007286 SERENO HOMEOWNERS ASSOCIATION INC., A Florida Not-For-Profit Corporation, Plaintiff, v. FUNDADOR ZELAYA-PEREZ: LUZ MARIA MONROY RAMIREZ &

ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants. TO: ANY UNKNOWN PERSON(S) IN POSSESSION

3181 Serendipity Way Davenport, FL 33896 If alive, and if dead, all parties claiming interest by, through, under or against ANY UNKNOWN PERSON(S) IN POSSESSION, and all parties having or claiming to have any right, title, or in-

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 de-

FIRST INSERTION

terest 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 298, Sereno Phase Two, according to the pla as recorded in Plat Book 166, Pages 41 through 43, of the Public Records of Polk County, Florida Property Address: 3181 Seren-

dipity Way, Davenport, FL 33896 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on SERENO HOMEOWNERS ASSOCIATION INC., c/o Karen J. Wonsetler, Esq., The Law Office of Wonsetler & Webner, P.A., 717 N. Magnolia Avenue, Orlando, FL 32803 within 30 days from the date of the first publication of this notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in

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

AMERICANS WITH 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 imme-diately 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. Default Feb 13 25

WITNESS my hand and the seal of

this Court on 1-7-25. Stacy M. Butterfield Polk County Clerk of Court By Antonio Sparrow (SEAL) Deputy Clerk SERENO 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 24, 31, 2025 25-00137K

before the scheduled appearance is less

than 7 days; if you are hearing or voice

Default Date 2/13/25 STACY M BUTTERFIELD

CLERK OF THE CIRCUIT COURT

Petitioner's/Plaintiff's Attorney:

Christopher A. Desrochers, Esq., Christopher A. Desrochers, P.L.,

Email: cadlawfirm@hotmail.com

Winter Haven, FL 33880.

(Seal) By: Karen Cox

As Deputy Clerk

impaired, call 711.

2504 Ave. G NW,

(863) 299-8309.

Dated on 1/7/25

SUBSEQUENT INSERTIONS

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

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 Bv: David A. Silverstone

Fla. Bar No. 862096 January 17, 24, 2025 25-00095K

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 25-00106K

SEYMOUR, DECEASED, THE UNKNOWN HEIRS DEVISEES, AND/OR ASSIGNS OF TINA SEYMOUR, DECEASED ESTATE OF SHIRLEY GRANT. DECEASED THE UNKNOWN

HEIRS, DEVISEES, AND/OR ASSIGNS OF SHIRLEY GRANT. DECEASED, HENRY SANCHEZ, DAVID SANCHEZ, FREDERICK GRANT, and ALAN WHITE, Respondents.

TO: ESTATE OF TINA SEYMOUR, DECEASED, THE UNKNOWN HEIRS, DEVISEES, AND/OR AS-SIGNS OF TINA SEYMOUR, DE-CEASED, ESTATE OF SHIRLEY GRANT, DECEASED, and THE UN-KNOWN HEIRS, DEVISEES, AND/ OR ASSIGNS OF SHIRLEY GRANT. DECEASED, all addresses unknown. YOU ARE NOTIFIED that an ac-

tion for partition, to quiet title, for declaratory judgment, and other relief regarding the following property in Polk County, Florida: Lot 157, Lakedale Addition to

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

NOTICE OF ACTION are required to serve a copy of your writ-IN THE CIRCUIT COURT OF THE ten 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 TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASEE NO 2024CA-000403-0000-00 33880 within 30 days after the date of DANNY FILMORE, the first publication of this notice, and

THIRD INSERTION

Petitioner, v. LISA STILL, ESTATE OF TINA file the original with the clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please

> contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bar-tow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time

has been filed against you and that you

Jan. 10, 17, 24, 31, 2025 25-00075K THIRD INSERTION PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

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

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

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

Owners of the properties to be assessed and other interested parties may appear the public hearing and be heard regarding the use of the Uniform Method. This

mands 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-

below.

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

PROBATE DIVISION Case Number: 25CP-63 IN RE: ESTATE OF Diane B. LaBelle

deceased. The administration of the estate of Diane B. LaBelle, deceased, Case Num-

ber 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

SECOND INSERTION

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 53-2024-CA-000917 GENUINE INVESTMENTS LAND TRUST. Plaintiff, vs MKC3GROUP LLC, a Florida Limited Liability Company, and UNKNOWN OCCUPANT(S) IN POSSESSION, IF ANY,

Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated November 19, 2024, and entered in Case No. 53-2024-CA-000917 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein GENUINE INVEST-MENTS LAND TRUST, is the Plaintiff and MKC3GROUP LLC, a Florida Limited Liability Company; et al., are the Defendants, Stacey M. Butterfield as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by electronic sale at https://polk. realforeclosure.com, at 10:00 am EST on February 7, 2025, the following described property as set forth in said Final Judgment, to wit:

Lot 17, TURNBERRY, according to the plat thereof recorded in Plat Book 110, Pages 40 and 41, in 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(s) as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031 before the clerk reports the surplus as unclaimed.

If you are a person with a disability wIf 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 at West Palm Beach, Florida this 17th day of January, 2025. WARD DAMON, PL 4420 Beacon Circle West Palm Beach, FL 33407 Telephone: (561) 842-3000 pwerner@warddamon.com wrojas@warddamon.com litservice@warddamon.com By: /s/ Phil J. Werner Phil J. Werner FBN: 1031757 January 24, 31, 2025 25-00151K

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-004309-0000-XX Division 14

NOTICE TO CREDITORS

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 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 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 Com-

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

munity Property Rights at Death Act

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 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

January 17, 24, 2025 25-00085K 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

25-00072K



SECOND INSERTION

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,

RECORDS OF POLK COUNTY,

Property address: 4243 Coyote

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.

min. 2.516, the above signed counsel for Plaintiff designates attorney@

padgettlawgroup.com as its primary e-

mail address for service, in the above

styled matter, of all pleadings and docu-

ments required to be served on the par-

TIES ACT. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS

ANY ACCOMMODATION IN ORDER

AMERICANS WITH DISABILI-

Pursuant to the Fla. R. Jud. Ad-

Trail, Polk City, FL 33868

FLORIDA.

ties.

24, INCLUSIVE, PUBLIC

--- ACTIONS / SALES ---

SECOND INSERTION

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 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 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 (collec-tively (the "Declaration") , with the exclusive right to occupy the Unit during the Use Period be-low, 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 jaron@aronlaw.com mevans@aronlaw.com January 17, 24, 2025 25-00082K

SECOND 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

SECOND 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.

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.: 2023CA00049000000 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-

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

SECOND INSERTION 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. Ad-

min. 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 docu-ments required to be served on the parties.

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

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

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)

CEEDING, YOU ARE ENTITLED, AT

attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-000711-1 January 17, 24, 2025 25-00084K

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** IN RE: 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 DOMINGUEZ

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

SECOND INSERTION LAST KNOWN ADDRESS: 3236 ROY-ALTERN DRIVE, WINTER HAVEN, FL 33881 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 publica-

SECOND INSERTION

CIANA NEIGHBORHOOD 5, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 53, PAGES 19 THROUH 28, INCLUSIVE, OF THE IC RECORDS OF 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 filed herein. 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

tion, 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

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 the scheduled a than 7 days; if you are hearing or voice impaired, call 711.

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.

SECOND INSERTION

District Manager

January 17, 24, 31; February 7, 2025

25-00114K

25-00113K

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

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. 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

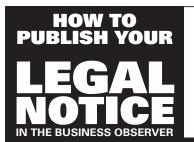
CASE NO. 2023CA004892000000 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, Plaintiff, vs.

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-



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.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT BY: /s/ Antonio Sparrow (SEAL) DEPUTY 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

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



---ACTIONS / SALES / ESTATE ---SECOND INSERTION

NOTICE.

BARRED.

mands against decedent's Estate must

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

The date of first publication of this

Personal Representative:

Arlin O. Frias-Medina

2516 MacArthur Dr.

Union, New Jersey 07083

Attorney for Personal Representative:

THE MALHOTRA LAW FIRM P.A.

3903 Northdale Blvd., Suite 100E

filings@FLprobatesolutions.com

cortney@FLprobatesolutions.com

25-00110K

Florida Bar Number: 0022751

Telephone: (813) 902-2119

DATE OF DEATH IS BARRED.

notice is January 17, 2025.

Cyrus Malhotra, Esq.

Tampa, FL 33624

E-Mail:

Fax: (727) 290-4044

Secondary E-Mail:

January 17, 24, 2025

SECOND 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-ASSIGNEES, LIENORS, EES, 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, grantees, 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

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 AIMANT Y THROU UNDER OR AGAINST WILMA JEAN BEGLEY A/K/A WILMA J. BEG-LEY. 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 Judgment: LOT 34, OAK TRAIL, AC-CORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 71,

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 writ-ten 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

PAGE 29, PUBLIC RECORDS

SECOND INSERTION

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 (7) DAYS BE SEVEN VOUR 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, 24, 2025 25-00088K

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 de-

PROBATE DIVISION

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 attor-

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

OF THIS NOTICE ON THEM.

ney are set forth below.

SECOND INSERTION

NOTICE TO CREDITORS unless a written demand is made by a IN THE CIRCUIT COURT FOR creditor as specified under s. 732.2211, Florida Statutes. POLK COUNTY, FLORIDA All other creditors of the decedent File No. 2024CP003456 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.

Personal Representative:

Elmont, New York 11003 Attorney for Personal Representative: R. Nadine David, Esq. ndavid@floridaprobatelawgroup.com January 17, 24, 2025 25-00090K

file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA THE FIRST PUBLICATION OF THIS PROBATE DIVISION File No. 2024CP004324 ALL CLAIMS NOT FILED WITHIN

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

NOTICE TO CREDITORS

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 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0042480000XX

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'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 sur-viving 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,

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

FOR POLK COUNTY, FLORIDA Case Number: 2024CA-003591

SOUTHSTATE BANK, N.A., a national banking association, f/k/a SOUTH STATE BANK, N.A., successor by merger with CENTERSTATE BANK, N.A., f/k/a CENTERSTATE BANK OF FLORIDA, N.A., Plaintiff. vs.

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

SECOND INSERTION 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 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 January 17, 24, 2025 25-00089K

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 de-mands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

NOTWITHSTANDING THE TIME 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, P.A. 425 S. Florida Avenue,

Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail:

sam@medinapa.com January 17, 24, 2025 25-00111K

THIRD INSERTION

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

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

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

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: probateservice@shuffieldlowman.com January 17, 24, 2025 25-00112K

The date of first publication of this

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a notice is January 17, 2025. copy of this notice is required to be

Terryann Osbourne 11543 240th Street

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:

> Secondary E-Mail: service@floridaprobatelawgroup.com

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

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

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

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

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

SECOND INSERTION

BE FOREVER BARRED. NOTWITH-

The Personal Representative has no Section 732.2211, Florida Statutes.

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY 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 sur-

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

attorneys 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 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

SECOND INSERTION

Defendants. TO:SUPERIOR SAND CO., INC., an Notice Of Public Sale administratively dissolved not for profit

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

HOW TO PUBLISH YOUR	and select the appropriate County	
LEGAL	name from the menu option or e-mail legal@businessobserverfl.com	
IN THE BUSINESS OBSERVER	Business Observer	

The following personal property of: Ronald Alfred Ugolini will on February 18, 2025 at 9:00 a.m. at 330 Brewer Rd, 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 25-00086K

January 17, 24, 2025

Florida corporation d/b/a DOVE'S REST a/k/a DOVE'S REST LOT OWN-ERS ASSOCIATION Last Known Address: 2515 Cypress

Gardens Road, Winter Haven, Florida 33880

corporation; DOVE'S REST

LESSEES ASSOCIATION, INC.,

an administratively dissolved not

for profit Florida corporation;

UNKNOWN TENANT 1 AND

UNKNOWN TENANT 2,

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



--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY 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 identi-fied in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the Master Special Assessment Methodology Report ("Assessment **Report**"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

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

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

Proposed Debt Assessments

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

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

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

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

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

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

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

RESOLUTION 2025-29

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

AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

NOTICE OF PUBLIC HEARINGS

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

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

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

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

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

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

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

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

ATTEST:

District Manager

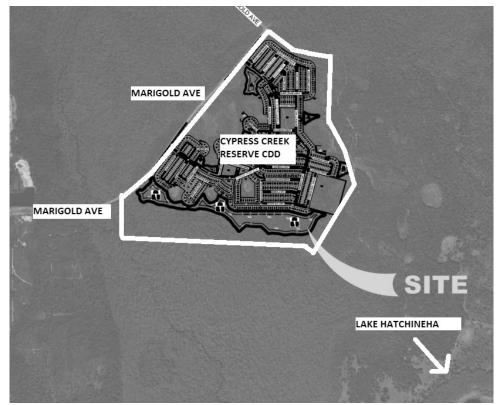
CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT

/s/ Candice Bain

Chair/Vice Chair

/s/Ernesto Torres Secretary/Asst. Secretary

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



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 AS-SESSMENTS, 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

January 17, 24, 2025

25-00115K

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

LORIDA'S NEWSPAPER FOR THE C-SUITE

SECOND INSERTION

--- ACTIONS / SALES ---

SECOND INSERTION

SECOND 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, LLC,

Plaintiff. v.

JAHANI 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-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 |Berg-

er LLP, Attorney for Plaintiff, whose

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

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

SECOND INSERTION

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 pro-ceedings 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



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, RUN THENCE S00°01'49"W ALONG THE EAST LINE OF THE NORTHWEST 1/4, OF SAID SECTION 17, A DISTANCE OF 954.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CADWELL BOULEVARD, AS RECORD IN OFFICIAL RE-CORDS BOOK 7709, PAGE 539 PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE 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

SECOND 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

LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE S89°43'23"W ALONG SAID SOUTH LINE, A DIS-TANCE OF 442.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE N00°07'18"W ALONG THE WEST LINE OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17 AND ITS NORTHERLY EXTEN-SION A DISTANCE OF 1,377.34 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF ERNIE CALDWELL BOULEVARD: RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID 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 A DISTANCE OF 137.50 FEET; THENCE S73°25'13"E A DISTANCE OF 120.83 FEET; THENCE S30°31'03"E A DISTANCE OF 128.93 FEET; THENCE S04°12'31"W A DISTANCE OF 98.24 FEET; THENCE S32°18'43"W A DISTANCE OF 75.82 FEET TO THE POINT OF BEGINNING. You are required to serve a copy of your

written defenses, if any, to it on Sidney L. Vihlen, III, of Vihlen & Associates, P.A., the Plaintiff's attorney, whose address is 1540 International Parkway, Suite 2000, Lake Mary, Florida 32746, and email address is: svihlen@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 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: 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 January 17, 24, 2025 25-00098K

cording to the Plat thereof, recorded in Plat Book 53, Page(s) 4 through 18, of the Public Records of Polk 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, 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

SECOND INSERTION

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.

Bv: /s/Robvn 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

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, LLC, 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,

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice Email: legal@businessobserverfl.com

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 KIN.

CORIANO and AILEEN B.

ESTRADA,

Defendants

TO: DEFENDANTS, THE UN-KNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, 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, acSuite 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 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

Default Feb 17 2025

WITNESS, my hand and seal of this Court on this 9 day of Jan, 2025 STACY M. BUTTERFIELD, CPA

CLERK OF THE CIRCUIT COURT (Seal) By: Antonio Sparrow Deputy Clerk

Jacqueline F. Perez, Esquire, Plaintiffs' Attorney, Krinzman, Huss Lubetsky Feldman & Hotte | Awerbach Cohn Perez, 28100 U.S. Hwy. 19 North, Suite 104, Clearwater, Florida 33761 Jan. 17, 24, 31; Feb. 7, 2025 25-00102K

SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION CASE NO. 53-2022-CA-001006 MIDFIRST BANK,

Plaintiff, vs

LUIS FELIPE MONGE JIMENEZ,

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, to-wit:

LOT 69, 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.

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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY 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 sever 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;

DDRESSING 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**"); 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 as beld to be invalid or unconstitutional.

/s/ Rob Bonin

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

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

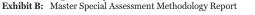
GROVES AT LAKE MARION COMMUNITY DEVELOPMENT DISTRICT

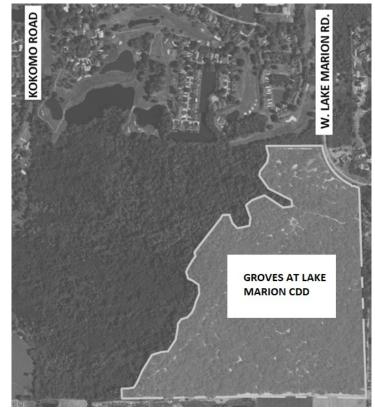
Chair/Vice Chair, Board of Supervisors

/s/Daniel Rom_____ Secretary/<u>Assistant Secretary</u>____

ATTEST:

Exhibit A: Engineer's Report





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 AS-SESSMENTS, 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

January 17, 24, 2025





Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication



Choices and Solutions

What Should Be Done

Left unchanged, Social Security and Medicare are bankrupting America. Here are practical ways to provide a social safety net for those who need it. Unfortunately, politicians don't show the courage to cross that bridge.

BY MILTON & ROSE FRIEDMAN

The present welfare programs should never have been enacted. If they had not been, many of the people now dependent on them would have become self-reliant individuals instead of wards of the state.

In the short run, that might have appeared cruel for some, leaving them no option to low-paying, unattractive work. But in the long run, it would have been far more humane. However, given that the welfare programs exist, they cannot simply be abolished overnight. We need some way to ease the transition from where we are to where we would like to be, of providing assistance to people now dependent on welfare while at the same time encouraging an orderly transfer of people from welfare rolls to payrolls.

Such a transitional program has been proposed that could enhance individual responsibility, end the present division of the nation into two classes, reduce both government spending and the present massive bureaucracy, and at the same time assure a safety net for every person in the country, so that no one need suffer dire distress.

Unfortunately, the enactment of such a program seems a utopian dream at present. Too many vested interests ideological, political and financial — stand in the way.

Nonetheless, it seems worth outlining the major elements of such a program, not with any expectation that it will be adopted in the near future, but in order to provide a vision of the direction in which we should be moving, a vision that can guide incremental changes.

The program has two essential components: first, reform the present welfare system by replacing the ragbag of specific programs with a single comprehensive program of income supplements in cash — a negative income tax linked to the positive income tax; second, unwind Social Security while meeting present commitments and gradually requiring people to make their own arrangements for their own retirement.

Such a comprehensive reform would do more efficiently and humanely what our present welfare system does so inefficiently and inhumanely. It would provide an assured minimum to all persons in need regardless of the reasons for their need while doing as little harm as possible to their character, their independence or their incentive to better their own condition.





THE NEGATIVE INCOME TAX

The basic idea of a negative income tax is simple, once we penetrate the smoke screen that conceals the essential features of the positive income tax. Under the current positive income tax you are permitted to receive a certain amount of income without paying any tax. The exact amount depends on the size of your family, your age and on whether you itemize your deductions. This amount is composed of a number of elements — personal exemptions, low-income allowance, standard deduction (which has recently been relabeled the zero-bracket amount), the sum corresponding to the general tax credit, and for all we know still other items that have been added by the Rube Goldberg geniuses who have been having a field day with the personal income tax.

STEPS TO FIX ENTITLEMENTS

- Enact a "negative income tax."
- Wind down Social Security

Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

> To simplify the discussion, let us use the simpler British term of "personal allowances" to refer to this basic amount.

If your income exceeds your allowances, you pay a tax on the excess at rates that are graduated according to the size of the excess. Suppose your income is less than the allowances? Under the current system, those unused allowances in general are of no value. You simply pay no tax.

If your income happened to equal your allowances in each of two succeeding years, you would pay no tax in either year. Suppose you had that same income for the two years together, but more than half was received the first year. You would have a positive taxable income, that is, income in excess of allowances for that year, and would pay tax on it. In the second year, you would have a negative taxable income, that is, your allowances would exceed your income but you would, in general, get no benefit from your unused allowances. You would end up paying more tax for the two years together than if the income had been split evenly.

With a negative income tax, you would receive from the government some fraction of the unused allowances. If the fraction you received was the same as the tax rate on the positive income, the total tax you paid in the two years would be the same regardless of how your income was divided between them.

When your income was above allowances, you would pay tax, the amount depending on the tax rates charged on various amounts of income. When your income was below allowances, you would receive a subsidy, the amount depending on the subsidy rates attributed to fect, the earnings would have been split between reducing the subsidy and raising the family's income.

When the family's earnings reached \$7,200, the subsidy would have fallen to zero. That would have been the break-even point at which the family would have neither received a subsidy nor paid a tax. If earnings had gone still higher, the family would have started paying a tax.

We need not here go into administrative details whether subsidies would be paid weekly, biweekly or monthly, how compliance would be checked and so on. It suffices to say that these questions have all been thoroughly explored; that detailed plans have been developed and submitted to Congress.

The negative income tax would be a satisfactory reform of our present welfare system only if it replaces the host of other specific programs that we now have. It would do more harm than good if it simply became another rag in the ragbag of welfare programs.

NEGATIVE TAX HELPS POOR

If it did replace them, the negative income tax would have enormous advantages. It is directed specifically at the problem of poverty. It gives help in the form most useful to the recipient, namely, cash.

It is general — it does not give help because the recipient is old or disabled or sick or lives in a particular area, or any of the other many specific features entitling people to benefits under current programs. It gives help because the recipient has a low income. It makes explicit the cost borne by taxpayers. Like any other measure to alleviate poverty, it reduces the incentive of people who are helped to help themselves.

However, if the subsidy rate is kept at a reasonable level, it does not eliminate that incentive entirely. An extra dollar earned always means more money available for spending.

Equally important, the negative income tax would dispense with the vast bureaucracy that now administers the host of welfare programs. A negative income tax would fit directly into our current income tax system and could be administered along with it. It would reduce evasion under the current income tax since everyone would be required to file income tax forms. Some additional personnel might be required, but nothing like the number who are now employed to administer welfare programs.

By dispensing with the vast bureaucracy and integrating the subsidy system with the tax system, the negative income tax would eliminate the present demoralizing situation under which some people — the bureaucrats administering the programs — run other people's lives.

It would help to eliminate the present division of the population into two classes — those who pay and those who are supported on public funds. At reasonable breakeven levels and tax rates, it would be far less expensive than our present system.

There would still be need for personal assistance to some families who are unable for one reason or another to manage their own affairs. However, if the burden of income maintenance were handled by the negative income tax, that assistance could and would be provided by private charitable activities. We believe that one of the greatest costs of our present welfare system is that it not only undermines and destroys the family, but also poisons the springs of private charitable activity.

HOW TO FIX SOCIAL SECURITY

Where does Social Security fit into this beautiful, if politically unfeasible, dream?

The best solution in our view would be to combine the enactment of a negative income tax with winding down Social Security while living up to present obligations. The

various amounts of unused allowances.

The negative income tax would allow for fluctuating income, as in our example, but that is not its main purpose. Its main purpose is rather to provide a straightforward means of assuring every family a minimum amount, while at the same time avoiding a massive bureaucracy, preserving a considerable measure of individual responsibility and retaining an incentive for individuals to work and earn enough to pay taxes instead of receiving a subsidy.

Consider a particular numerical example. In 1978, allowances amounted to \$7,200 for a family of four, none above age 65. Suppose a negative income tax had been in existence with a subsidy rate of 50% of unused allowances. In that case, a family of four that had no income would have qualified for a subsidy of \$3,600. If members of the family had found jobs and earned an income, the amount of the subsidy would have gone down, but the family's total income — subsidy plus earnings — would have gone up. If earnings had been \$1,000, the subsidy would have gone down to \$3,100, and total income up to \$4,100. In efway to do that would be:

l. Repeal immediately the payroll tax.

2. Continue to pay all existing beneficiaries under Social Security the amounts that they are entitled to under current law.

3. Give every worker who has already earned coverage a claim to those retirement, disability and survivors benefits that his tax payments and earnings to date would entitle him to under current law, reduced by the present value of the reduction in his future taxes as a result of the repeal of the payroll tax. The worker could choose to take his benefits in the form of a future annuity or government bonds equal to the present value of the benefits to which he would be entitled.

4. Give every worker who has not yet earned coverage a capital sum (again in the form of bonds) equal to the accumulated value of the taxes that he or his employer has paid on his behalf.

5. Terminate any further accumulation of benefits, allowing individuals to provide for their own retirement as they wish.

6. Finance payments under items 2, 3 and 4 out of gen-

28

POLK COUNTY



eral tax funds plus the issuance of government bonds. This transition program does not add in any way to the true debt of the U.S. government. On the contrary, it reduces that debt by ending promises to future beneficiaries. It simply brings into the open obligations that are now hidden. It funds what is now unfunded.

These steps would enable most of the present Social Security administrative apparatus to be dismantled at once.

The winding down of Social Security would eliminate its present effect of discouraging employment and so would mean a larger national income currently. It would add to personal saving and so lead to a higher rate of capital formation and a more rapid rate of growth of income. It would stimulate the development and expansion of private pension plans and so add to the security of many workers.

WHAT IS POLITICALLY FEASIBLE?

This is a fine dream, but unfortunately it has no chance whatsoever of being enacted at present. Three presidents — Presidents Nixon, Ford and Carter — have considered or recommended a program induding elements of a negative income tax.

In each case, political pressures have led them to offer the program as an addition to many existing programs, rather than as a substitute for them. In each case, the subsidy rate was so high that the program gave little if any incentive to recipients to earn income.

These misshapen programs would have made the whole system worse, not better.

Despite our having been the first to have proposed a negative income tax as a replacement for our present welfare system, one of us testified before Congress against the version that President Nixon offered as the "Family Assistance Plan."

The political obstacles to an acceptable negative income tax are of two related kinds. The more obvious is the existence of vested interests in present programs: the recipients of benefits, state and local officials who regard themselves as benefiting from the programs and, above all, the welfare bureaucracy that administers them. The less obvious obstacle is the conflict among the objectives that advocates of welfare reform, including existing vested interests, seek to achieve. The conflict arises from the content given to "decent," to "strong" and to "reasonable," but especially to "decent." If a "decent" level of support means that few if any current recipients are to receive less from the reformed program than they now do from the collection of programs available, then it is impossible to achieve all three objectives simultaneously, no matter how "strong" and "reasonable" are interpreted.

"strong" and "reasonable" are interpreted. Yet, as Anderson says, "There is no way that the Congress, at least in the near future, is going to pass any kind of welfare reform that actually reduces payments for millions of welfare recipients."

Consider the simple negative income tax that we introduced as an illustration in the preceding section: a break-even point for a family of four of \$7,200, a subsidy rate of 50%, which means a payment of \$3,600 to a family with no other source of support. A subsidy rate of 50% would give a tolerably strong incentive to work.

The cost would be far less than the cost of the present complex of programs.

However, the support level is politically unacceptable today. As Anderson says, "The typical welfare family of four in the United States now [early 1978] qualifies for about \$6,000 in services and money every year. In higher paying states, like New York, a number of welfare families receive annual benefits ranging from \$7,000 to \$12,000 and more."

Even the \$6,000 "typical" figure requires a subsidy rate of 83.3% if the break-even point is kept at \$7,200. Such a rate would both seriously undermine the incentive to work and add enormously to cost.

The subsidy rate could be reduced by making the break-even point higher, but that would add greatly to the cost. This is a vicious circle from which there is no escape.

So long as it is not politically feasible to reduce the payments to many persons who now receive high benefits from multiple current programs, Anderson is right: "There is no way to achieve all the politically necessary conditions for radical welfare reform at the same time. However, what is not politically feasible today may become politically feasible tomorrow. Political scientists and economists have had a miserable record in forecasting what will be politically feasible. Their forecasts have repeatedly been contradicted by experience. Our great and revered teacher Frank H. Knight was fond of illustrating different forms of leadership with ducks that fly in a V with a leader in front. Every now and then, he would say, the ducks behind the leader would veer off in a different direction while the leader continued flying ahead. When the leader looked around and saw that no one was following, he would rush to get in front of the V again. That is one form of leadership — undoubtedly the most prevalent form in Washington. While we accept the view that our proposals are not currently feasible politically, we have outlined them as fully as we have, not only as an ideal that can guide incremental reform, but also in the hope that they may, sooner or later, become politically feasible.

As Martin Anderson puts it in an excellent chapter on "The Impossibility of Radical Welfare Reform":

"All radical welfare reform schemes have three basic parts that are politically sensitive to a high degree. The first is the basic benefit level provided, for example, to a family of four on welfare.

"The second is the degree to which the program affects the incentive of a person on welfare to find work or to earn more.

"The third is the additional cost to the taxpayers.

"To become a political reality, the plan must provide a decent level of support for those on welfare. It must contain strong incentives to work, and it must have a reasonable cost. And it must do all three at the same time."