

HAWTHORNE

MILL NORTH

**COMMUNITY DEVELOPMENT
DISTRICT**

January 15, 2025

**LANDOWNERS'
MEETING AGENDA**

Hawthorne Mill North Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

January 8, 2025

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Landowner(s)

Hawthorne Mill North Community Development District

Dear Landowners:

A Landowners' Meeting of the Hawthorne Mill North Community Development District will be held on January 15, 2025 at 9:30 a.m., at the Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897. The agenda is as follows:

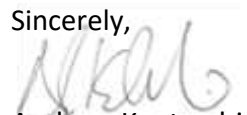
1. Call to Order/Roll Call
2. Affidavit/Proof of Publication
3. Election of Chair to Conduct Landowners' Meeting
4. Election of Supervisors [Seats 3, 4, 5]
 - A. Nominations
 - B. Casting of Ballots
 - Determine Number of Voting Units Represented
 - Determine Number of Voting Units Assigned by Proxy
 - C. Ballot Tabulation and Results
5. Landowners' Questions/Comments
6. Adjournment

A landowner may vote in person at the Landowners' Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one (1) vote per acre of land owned by him/her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming term (three (3) seats on the Board will be up for election). A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one (1) vote with respect thereto. **Please note that a particular real property is entitled to only one (1) vote for each eligible acre of land or fraction thereof;** therefore, two (2) or more people who own real property in common, that is one (1) acre or less, are together entitled to only one (1) vote for that real property.

The first step is to elect a Chair for the meeting, who may be any person present at the meeting. The Chair shall conduct the nominations and the voting. If the Chair is a landowner or proxy holder of a landowner, he/she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two (2) candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the remaining candidate elected shall serve for a two (2)-year term. The term of office for each successful candidate shall commence upon election. Thereafter, there shall be an election of supervisors for the District every two (2) years in November on a date established by the Board of Supervisors upon proper notice until the District qualifies to have its board members elected by the qualified electors of the District.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one (1) vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

If you should have any questions or concerns, please do not hesitate to contact me directly at (415) 516-2161.

Sincerely,

Andrew Kantarzhi
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 867 327 4756

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of WEDGEWOOD HEALTHCARE AND REHABILITATION CENTER located at 1487 McDONALD AVE in the city of BROOKLYN, NY 11230 intend to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 11th day of December 2024.
OWNER:
WEDGEWOOD OPERATING LLC
1487 McDONALD AVE
BROOKLYN, NY 11230
December 20, 2024 24-01730K

FIRST INSERTION
Business - Fictitious Name Notification
Notice is hereby given that SIG Memorial Annex LLC, desiring to engage in business under the fictitious name of Space Shop Self Storage located at 2326 W Memorial Blvd, Lakeland, FL 33815 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.
December 20, 2024 24-01731K

FIRST INSERTION
NOTICE OF PUBLIC SALE
The following personal property of BRADLEY WAYNE LOWE, if deceased any unknown heirs or assigns, and VICKY D. LOWE will, on January 2, 2025, at 10:00 a.m., at 127 King Drive, #t 4127, Winter Haven, Polk County, Florida 33884, be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1977 BARR MOBILE HOME, VIN: FL1FL2A703200271, TITLE NO.: 0014108565, and VIN: FL1FL2B703200271, TITLE NO.: 0014108566 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#31021-418)
December 20, 27, 2024 24-01748K

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 Custom Trade Printing located at 119 Main Street in the City of Auburndale, Polk County, FL 33823 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 16th day of December, 2024.
Pranaprint LLC
Tejaskumar Patel
December 20, 2024 24-01752K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to ES. 715.109: A 2000 SKYO mobile home bearing vehicle Identification Numbers 97610285MA and 97610285MB and all personal items located inside the mobile home. Last Tenant: Marlene M. Dugan, Estate of Marlene M. Dugan, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Marlene M. Dugan. Sale to be held at: Ariana Village, 1625 Ariana Street, Lot No. 16, Lakeland, Florida 33803, 863-687-3835.
December 20, 27, 2024 24-01757K

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to ES. 715.109: A 1972 BILT mobile home bearing vehicle identification number B51100Z and all personal items located inside the mobile home. Last Tenant: Jeffrey Preston and Troy Preston. Sale to be held at: Timber Village MHC, 15130 Timber Village Road, Groveland, Florida 34736, 352-429-4416.
December 20, 27, 2024 24-01758K

FIRST INSERTION
NOTICE OF CLOSED SESSION OF THE BOARD OF SUPERVISORS OF SOLTERA RESORT COMMUNITY DEVELOPMENT DISTRICT
A meeting of the Board of Supervisors of the Solterra Resort Community Development District ("District") will be held on Friday, January 5, 2025, at 10:00 a.m., at 5200 Solterra Boulevard, Davenport, Florida 33837. The purpose of the meeting is to discuss the District's security system and conduct any and all business coming before the District's Board of Supervisors. A copy of the agenda for the meeting may be obtained by accessing the District's website at <https://www.solteraresortdevelopment.org/> or by contacting the office of the District Manager c/o Vista District Services, at 3213 263-0323 or 350 International Parkway, Suite 208, Lake Mary, Florida 32746 ("District Manager's Office").

In accordance with sections 119.07(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

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

District Manager
December 20, 2024 24-01729K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public and all landowners within Fox Branch Ranch Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include certain District officers, and other such business which may properly come before the Board.
DATE: January 15, 2025
TIME: 9:30 a.m.
PLACE: Holiday Inn Express & Suites - Orlando South
4050 Hotel Drive
Davenport, Florida 33897

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

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

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 24CP-4244
IN RE: ESTATE OF Zoe Louise Christensen deceased.

The administration of the estate of Zoe Louise Christensen, deceased, Case Number 24CP-4244, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, P.O. Office Box 9000, Dravo 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.202 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 20, 2024.
Magdalena Christensen
Personal Representative
Address: 265 Sunshine Drive,
Lake Wales, FL 33859
MICHAEL H. WILLISON, P.A.
Michael H. Willison, Esquire
114 S. Lake Avenue
Lakeland, Florida 33801
(850) 687-0505
Florida Bar No. 382767
mwillison@mwillison.com
Attorney for Personal Representative
December 20, 27, 2024 24-01751K

FIRST INSERTION
NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public and all landowners within Hawthorne Mill North Community Development District (the "District") in the City of Lakeland, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.
DATE: January 15, 2025
TIME: 9:30 a.m.
PLACE: Holiday Inn Express & Suites Orlando South
4050 Hotel Drive
Davenport, Florida 33897

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
December 20, 27, 2024 24-01736K

FIRST INSERTION
PEACE CREEK VILLAGE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Peace Creek Village Community Development District ("District") will hold a regular meeting on January 2, 2025 at 1:00 p.m., at Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting by contacting the District Manager's office at (561) 571-0010, during normal business hours.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 800-955-8770, for aid 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 meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
December 20, 2024 24-01747K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-3279
Division Probate
IN RE: ESTATE OF KATHLEEN MARIE HORN

The administration of the estate of Kathleen Marie Horn, deceased, whose date of death was December 8, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 265 N Broadway Ave, Bartow, FL 33833. 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 sold 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. 732.16-732.228, Florida Statutes, applies, or may apply,

unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 20, 2024.
Personal Representative:
Megan Popicla
624 N. Rensselaer Ave.
Griffith, Indiana 46319
Attorney for Personal Representative:
Douglas A. Dodson, II
Florida Bar Number: 126429
DORCEY LAW FIRM PLLC
10181 Six Mile Cypress Parkway, Ste C
Fort Myers, FL 33966
Telephone: (239) 418-0169
Fax: (239) 418-0048
E-Mail: douglas@dorceylaw.com
Secondary E-Mail:
probate@dorceylaw.com
December 20, 27, 2024 24-01734K

FIRST INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP-004202-0000XX
IN RE: ESTATE OF MICHAEL BIT-ALKHAIS, Deceased.

The administration of the estate of MICHAEL BIT-ALKHAIS, deceased, whose date of death was November 3, 2018, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801-1929. The names and 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.16-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is December 20, 2024.
Signed on this 12th day of December, 2024.

SARA FUENTES
Personal Representative
Post Office Box 127
Polk City, FL 33868
SCOTT W. WIEH
Attorney for Personal Representative
Florida Bar No. 009584
MACFARLANE FERGUSON & McMULLEN
Post Office Box 1609
Clearwater, FL 33737
Telephone: (727) 441-8966
Email: swie@macfar.com
Secondary Email: mw@macfar.com
December 20, 27, 2024 24-01733K

FIRST INSERTION
NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP-004202-0000-XX
IN RE: ESTATE OF MALACHI MARTINEZ, Deceased.

TO: VICTOR MARTINEZ Unknown
YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L.L.C., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before January 23, 2025, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 12th day December, 2024.
First Publication in Business Observer on: December 20, 2024.

By: [s] Michelle Araque (SEAL) Clerk of the Court
[s] As Deputy Clerk
Robert D. Hines, Esq.,
Hines Norman Hines, P.L.L.C.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612
Dec. 20, 27, 2024; Jan. 3, 10, 2025
24-01749K

CALL 941-936-9386
and select the appropriate County
or e-mail legal@businessobserverfl.com
or e-mail legal@businessobserverfl.com

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 BILT mobile home bearing vehicle identification number B810002, and all personal items located inside the mobile home. Last Tenant: Jeffrey Preston and Troy Preston. Sale to be held at: Timber Village MHC, 15130 Timber Village Road, Groveland, Florida 34736, 352-429-4416.

December 20, 27, 2024 24-01758K

SECOND INSERTION

NOTICE OF PUBLIC SALE
The following personal property of **BRADLEY WAYNE LOWE**, if deceased any unknown heirs or assigns, and **VICKY D. LOWE**, will, on January 2, 2025, at 10:00 a.m., at 527 King Drive, Lot #127, Winter Haven, Polk County, Florida 33884; be sold for cash to satisfy storage fees in accordance with Florida Statute, Section 715.109: 1977 BARR MOBILE HOME, VIN: FL2A703309271, TITLE NO.: 0041408565, and VIN: FL2B703309271, TITLE NO.: 0041408566 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
(941)303-4180
December 20, 27, 2024 24-01748K

SECOND INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 01/03/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 2000 SKYO mobile home bearing Vehicle Identification Numbers 976102853A and 976102853B and all personal items located inside the mobile home. Last Tenant: Marlene M. Dugan, Estate of Marlene M. Dugan, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Marlene M. Dugan. Sale to be held at: Ariana Village, 1625 Ariana Street, Lot No. 16, Lakeland, Florida 33803, 863-687-3835.

December 20, 27, 2024 24-01725K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 23-024-CP-0032800-000XX
IN RE: ESTATE OF
MICHAEL BIT-ALKHAS,
Deceased.

The administration of the estate of MICHAEL BIT-ALKHAS, deceased, whose date of death is November 3, 2018, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 930 E. Parker Street, Lakeland, FL 33801-1929. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in s. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: December 20, 2024.

Signed on this 12th day of December, 2024.

SARA FUENTES
Personal Representative
Post Office Box 127
Polk City, FL 33968
SCOTT W. VIETH
Attorney for Personal Representative
Florida Bar No. 0050584
MACFARLANE FERGUSON &
MC MULLEN
Post Office Box 1609
Clearwater, FL 33757
Telephone: (727) 441-8966
Email: swv@macfar.com
Secondary Email: mlm@macfar.com
December 20, 27, 2024 24-01733K

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given to the public and all landowners within Hawthorne Mill North Community Development District (the "District") in the City of Lakeland, Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 15, 2025
TIME: 9:30 a.m.
PLACE: Holiday Inn Express & Suites Orlando South
4050 Hotel Drive
Davenport, Florida 33897

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at said meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
December 20, 27, 2024

24-01736K

SECOND INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE FOX BRANCH RANCH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Fox Branch Ranch Community Development District (the "District") in Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: January 15, 2025
TIME: 9:30 a.m.
PLACE: Holiday Inn Express & Suites - Orlando South
4050 Hotel Drive
Davenport, Florida 33897

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at said meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

District Manager
December 20, 27, 2024

24-01735K

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024-CA-4308
S&K BIMINI BAY HOLDINGS LLC, Plaintiff, v. BERKELEY BURKE TRUSTEE CO. LTD., ON BEHALF OF SINGLE ASSET SIPP REF. S. WEST; PONG SHUNG CHAO, Defendants.

POINCIANA NEIGHBORHOOD 2 VILLAGE S PB 33 PGS 29/43 BLK 829 LOT 2 More
commonly known as: 3 Willow Lane, Poinciana, FL 34759 and POINCIANA NEIGHBORHOOD 6 SOUTH VILLAGE 3 PB 34 PGS 43/49 BLK 267 LOT 19 More commonly known as: 1443 Swan Court, Poinciana, FL 34759
has been filed by Plaintiff, S&K BIMINI BAY HOLDINGS LLC, and you are required to serve a copy of this defense, if any, on Alisa Wilkes, Esq., 13400 Sutton Park Dr. S., Suite 1204, Jacksonville, FL 32224, (904)620-9515 on or before 12-30-2024 and file the original with the Clerk of Court and Plaintiff's attorney; otherwise a default and judgment will be entered against you for the relief demanded.

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

Alisa Wilkes, Esq.
Wilkes & Mee, PLLC
13400 Sutton Park Dr. S., Suite 1204
Jacksonville, FL 32224
Dec. 6, 13, 20, 27, 2024 24-01666K

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT, IN AND FOR POLK COUNTY, FLORIDA
CASE NO.: 2024CA004335000000
AHMED INVESTMENTS INC., Plaintiff, vs. GLENDA FAYE COLLINS, deceased and all others claiming by, through and under GLENDA FAYE COLLINS, deceased, Defendant.

TO: GLENDA FAYE COLLINS, deceased and all others claiming by, through and under GLENDA FAYE COLLINS, deceased 1/k/a PO BOX 1317 Tampa, FL 33601
YOU ARE NOTIFIED that an action to quiet the title on the following real property in Polk County, Florida:
The West 103 feet of the East 194.0 feet of the North 105.61 feet of the following described land:
Parcel "D" begin at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 28 South, Range 24 East, run thence East along the North line thereof a distance of 17.176 feet, run thence South and parallel with the West line of said Southeast 1/4 of the Northwest 1/4 of the North 105.61 feet to the Point of Beginning for this description. Continuing thence South and parallel with the West line of said Southeast 1/4 of

the Northwest 1/4 a distance of 253.61 feet, run thence East parallel with the North line of said Southeast 1/4 of the Northwest 1/4 of the West line of the East 1/4 of the West 1/2 of said Southeast 1/4 of the Northwest 1/4, run thence North along the West line of said East 1/4 of the West 1/2 of said Southeast 1/4 of the Northwest 1/4 a distance of 253.61 feet, run thence West and parallel with the North line of said Southeast 1/4 of the Northwest 1/4 of the West 1/2 of said Southeast 1/4 of the Northwest 1/4 a distance of 328.21 feet to the Point of Beginning. Together with and subject to a private road easement over the following described land of said Parcel "D": The West 25 feet of the South 148 feet of said Parcel "D", and the North 25 feet of the South 173 feet, less the East 91 feet of said Parcel "D" and the West 15 feet of the East 106 feet of the North 34 feet of the South 148 feet of said Parcel "D", a/k/a 1427 Combee Ln. Lakeland, FL 33801.

Together with a 1976 Piedmont doublewide mobile home, VIN #: 0667172834A and VIN #: 0667172834A; Title #: 13509366 and Title #: 13509368; RP #12444746 and RP # 32444748.

has been filed against you and you are required to serve a copy of your written defenses, if any, to J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street Orlando, FL 32814, telephone number (407) 514-2692 Dec. 6, 13, 20, 27, 2024 24-01665K

J.D. Manzo, of Manzo & Associates, P.A., Plaintiff's attorney, 4767 New Broad Street Orlando, FL 32814, telephone number (407) 514-2692

Dec. 6, 13, 20, 27, 2024 24-01665K

SECOND INSERTION

NOTICE OF SALE
IN THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
Case No. 2024 CA 000017
REGIONS BANK, SUCCESSOR BY MERGER WITH AMISOUTH BANK,
vs.
FARID MOGHADASI; SHIRIN MOGHADASI; AND UNKNOWN TENANT
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated October 24, 2024, entered in Case No.: 2024 CA 000017 of the Circuit Court in and for Polk County, Florida, wherein FARID MOGHADASI AND SHIRIN MOGHADASI are the Defendants, that Stacy M. Butterfield, the Clerk of Court, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on JANUARY 17, 2025 by electronic sale beginning at 10:00 a.m., on the above prescribed date at website: www.polk-realestate.com, on the following described real property as set forth in the Final Judgment:

LOT 3C, FAIRWAY LAKES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 10, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU

WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, 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 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, 2024, Bartow, Florida 33830, 863-324-4686, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT APPEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTIFICATION, IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

By: /s/ Leslie S. White
Leslie S. White, for the firm
Florida Bar No. 32107
Telephone 407-841-1200
Facsimile 407-423-1831
primary email: lwwhite@deanmad.com
secondary email: brant@deanmad.com
Dean, Mead, Egerton, Bloodworth, Capuano & Borzath, P.A.
Attn: Leslie S. White
Post Office Box 2346
Orlando, FL 32802-2346
December 20, 27, 2024 24-01740K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
PROBATE DIVISION
Case No. 2024-CP-00368-0000XX
In Re: Estate of
CHRISTOPHER KYLE ABRAMS,
Also Known As
CHRISTOPHER K. ABRAMS
And **CHRISTOPHER ABRAMS,**
Deceased.

ALL CREDITORS and other persons having claims or demands against the estate of the decedent named in the style above are notified hereby that the administration of the estate of the decedent named above is pending in the Probate Division of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida. The address of said Court is 255 North Broadway Avenue, Bartow, Florida 33830-3912. The name and address of the personal representative are LANCE K. STALNAKER, 1219 Fletcher Avenue West, Tampa, Florida 33612. The name and address of the attorney for said personal representative are stated below. All creditors and other persons having claims or demands against said estate

must file their claims against said estate with the Court on or before the later of the date that is three months after the time of the first publication of this Notice to Creditors or, as to any creditor required to be served with a copy of this Notice to Creditors, 30 days after the date of service on the creditor, or be forever barred. The date of first publication of this Notice to Creditors is December 20, 2024.

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

/s/ Lance K. Stalnak
LANCE K. STALNAKER
Attorney at Law
1319 Fletcher Avenue West
Tampa, Florida 33612
LSTALNAKER2@tampabay.rr.com
(813) 963-6269
Attorney for Personal Representative
Fla. Bar No. 165406
December 20, 27, 2024 24-01756K

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2024-CP-001868
Division: Probate
IN RE: ESTATE OF
CAROLYN DORIS WRIGHT
Deceased.

The administration of the estate of Carolyn Doris Wright, deceased, whose date of death was November 21, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in s. 732.216-732.228, Florida Statutes, applies, or may apply, unless a

written demand is made by a creditor as specified under s. 732.221, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 20, 2024.

Personal Representative:
Aaron Hick
13825 Green Hook Road
Aledo, Texas 76008
Attorney for Personal Representative:
SOUTHERN ATLANTIC LAW GROUP PLLC
/s/ Stephen H. Bates
Stephen H. Bates Esq.
Florida Bar No.: 58197
290 1st Street S.
Winter Haven, Florida 33880
Telephone: (863) 636-6672
Facsimile: (863) 301-4500
Email Addresses:
Stephen@southernatlanticlaw.com
pleadings@southernatlanticlaw.com
Sandy@southernatlanticlaw.com
Attorneys for Petitioner
December 20, 27, 2024 24-01741K

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

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **January 15, 2025**

TIME: **9:30 a.m.**

LOCATION: **Holiday Inn Express & Suites – Orlando South
4050 Hotel Drive
Davenport, Florida 33897**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

Three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT CITY OF LAKE LAND, POLK COUNTY, FLORIDA LANDOWNERS' MEETING - JANUARY 15, 2025

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Hawthorne Mill North Community Development District to be held at 9:30 a.m. on January 15, 2025, at the Holiday Inn Express & Suites – Orlando South, 4050 Hotel Drive, Davenport, Florida 33897 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT

**HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT
CITY OF LAKELAND, POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – JANUARY 15, 2025**

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Hawthorne Mill North Community Development District and described as follows:

Description

Acreage

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
3		
4		
5		

Date: _____

Signed: _____

Printed Name: _____

Parcel Number	Owner	Address	City	State	ZIP Code	Acres	Units	Votes
232907139853000570	AMMU VENKATA NAGA PURNANAND	4798 BEACHROSE WAY	LAKELAND	FL	33811		1	
232907139853000100	CHARLES JUNIOR CLOVINCE	5046 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853000130	GONZALEZ SAMUEL VICTOR	5034 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853001430	HERNANDEZ MARTHA RUTH RAVE	4855 CRANBERRY WAY	LAKELAND	FL	33811		1	
232907139853001380	HERRE MICHAEL RAYMOND	4835 CRANBERRY WAY	LAKELAND	FL	33811		1	
232907139853001280	LIZARDI JORGE LUCAS ROSADO	4848 CRANBERRY WAY	LAKELAND	FL	33811		1	
232907139853000060	LYNCH BRET DOUGLAS	5062 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853000080	MATTATHIL JOBSON SAJUMON	5054 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853000070	NGUYEN THUY TRANG	5058 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853000150	PAYTON CYNTHIA JO	5026 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853001740	RIVERA JUSTIN	5021 FOXGLOVE CIR	LAKELAND	FL	33811		1	
232907139853001330	ROMAN ANGEL YADIEL RUIZ	4828 CRANBERRY WAY	LAKELAND	FL	33811		1	
232907139853000090	TORRES JORGE ALFONSO GALEANO	5050 FOXGLOVE CIR	LAKELAND	FL	33811		1	
Total							13	13
232907139853001110	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001120	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001130	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001140	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001150	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001160	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001170	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001180	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001190	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001200	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001210	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001220	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001470	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001480	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001490	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001500	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001510	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001520	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001530	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001540	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001550	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001560	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001570	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853001580	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000040	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000050	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000220	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000230	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000240	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000250	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	
232907139853000260	D R HORTON INC	7835 OSCEOLA POLK LINE RD	DAVENPORT	FL	33896		1	

[illegible]

232907139853000160	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853000170	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853000180	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853000190	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853000200	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853000210	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001680	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001690	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001700	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001710	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001720	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001730	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
232907139853001750	D R HORTON INC	7835 OSCEOLA POLK LINE RD STE A	DAVENPORT	FL	33896		1
					Total		91
							91
232907000000021010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	24.16	
232907139853001890	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	2.39	
232907139853001900	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	0.12	
232907139853001910	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	1.72	
232907139853001920	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	0.14	
232907139853001930	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	0.11	
232907139853001940	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	0.11	
232907139853001950	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	0.06	
232907139853001960	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	0.06	
232908000000023010	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	62.11	
232918000000011000	FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	ARLINGTON	TX	76006	42.22	
					Total	133.2	134
232907139853001840	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	2.91	
232907139853001850	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	5.13	
232907139853001860	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.74	
232907139853001870	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	1.92	
232907139853001880	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	6.57	
232907139853001970	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	9.04	
232907139853001980	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.46	
232907139853001990	HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT	2300 GLADES RD STE 410W	BOCA RATON	FL	33431	0.64	
					Total	27.41	28
232907139853002000	LAKELAND CITY OF	228 S MASSACHUSETTS AVE	LAKELAND	FL	33801	0.11	1
232907139853001760	M I HOMES OF TAMPA LLC	4343 ANCHOR PLAZA PKWY STE 200	TAMPA	FL	33634		1
232907139853000820	M I HOMES OF TAMPA LLC	4343 ANCHOR PLAZA PKWY STE 200	TAMPA	FL	33634		1
232907139853000830	M I HOMES OF TAMPA LLC	4343 ANCHOR PLAZA PKWY STE 200	TAMPA	FL	33634		1
232907139853000840	M I HOMES OF TAMPA LLC	4343 ANCHOR PLAZA PKWY STE 200	TAMPA	FL	33634		1
232907139853000850	M I HOMES OF TAMPA LLC	4343 ANCHOR PLAZA PKWY STE 200	TAMPA	FL	33634		1
232907139853000860	M I HOMES OF TAMPA LLC	4343 ANCHOR PLAZA PKWY STE 200	TAMPA	FL	33634		1

[illegible]

