



--- SALES ---

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TENTH JUDICIAL CIRCUIT, IN  
AND FOR POLK COUNTY, FLORIDA  
**CASE NO.: 2016CA001540000000**  
**NRZ PASS-THROUGH TRUST**  
**X, U.S. BANK NATIONAL**  
**ASSOCIATION, AS TRUSTEE,**  
**Plaintiff, vs.**  
**RUBY A. WELLS; WAYNE C**  
**WELLS,**  
**Defendants.**

NOTICE IS GIVEN that, in accordance with the Order on Plaintiff's Motion to Reschedule Foreclosure Sale entered on July 25, 2024 in the above-styled cause, Stacy M. Butterfield, Polk county clerk of court shall sell to the highest and best bidder for cash on August 29, 2024 at 10:00 A.M., at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), the following described property: LOT 5, BLOCK F, GROVE ESTATES UNIT NUMBER TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 43, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 318 South 21st Street, 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

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: August 7, 2024  
/s/ Kelley L. Church  
Kelley L. Church, Esquire  
Florida Bar No.: 100194  
Quinteiros, Prieto, Wood & Boyer, P.A.  
255 S. Orange Ave., Ste. 900  
Orlando, FL 32801-3454  
(855) 287-0240  
(407) 872-6012 Facsimile  
E-mail: [servicecopies@qpwblaw.com](mailto:servicecopies@qpwblaw.com)  
E-mail: [kkchurch@qpwblaw.com](mailto:kkchurch@qpwblaw.com)  
Attorney for Plaintiff  
Matter # 139633 - 2016-CA-001540  
August 16, 23, 2024 24-01183K

FIRST INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**TENTH JUDICIAL CIRCUIT**  
**IN AND FOR POLK COUNTY,**  
**FLORIDA.**  
**CIVIL DIVISION**

**CASE NO. 2023CA005443000000**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**MASON E. MONCAYO; BRIANNA**  
**N. PACHECO; STATE OF**  
**FLORIDA; CLERK OF THE COURT**  
**OF POLK COUNTY, FLORIDA;**  
**UNKNOWN SPOUSE OF**  
**CHRISTIAN THOMAS SARATA;**  
**SILVER OAKS AFFILIATION;**  
**CHRISTIAN THOMAS SARATA;**  
**UNKNOWN TENANT NO. 1;**  
**UNKNOWN TENANT NO. 2;**  
**and ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated July 31, 2024, and entered in Case No. 2023CA005443000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and MASON E. MONCAYO; BRIANNA N. PACHECO; STATE OF FLORIDA; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; UNKNOWN SPOUSE OF CHRISTIAN THOMAS SARATA; SILVER OAKS AFFILIATION; CHRISTIAN THOMAS SARATA; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), at 10:00 a.m., on September 13, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:  
APARTMENT 5, SILVER OAKS

VILLAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 162.81 FEET SOUTH AND 329.4 FEET WEST OF THE NORTHEAST CORNER OF THE W 1/2 OF NW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, RUN N 89°37'07" E, 40.0 FEET; THENCE RUN S 0°22'53" E, 125.0 FEET; THENCE RUN S 89°37'07" W, 40.0 FEET; THENCE RUN N 0°22'53" W, 125.0 FEET TO THE POINT OF BEGINNING.

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.

In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

DATED August 9, 2024.  
By: /s/ Lisa Woodburn  
Lisa A Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave.,  
Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: [answers@dallegal.com](mailto:answers@dallegal.com)  
1691-194121 / TM1  
August 16, 23, 2024 24-01191K

FIRST INSERTION

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

**Case No. 2022CA002651000000**  
**Wells Fargo Bank, N.A.,**  
**Plaintiff, vs.**  
**Palma S. Lykins, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2022CA002651000000 of the Circuit Court of the TENTH Judicial Circuit, in and for Polk County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Palma S. Lykins; Clerk of the Court, Polk County, Florida; Angela Nicole Lykins are the Defendants, that Stacy M. Butterfield, Polk County Clerk of Court will sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), beginning at 10:00 AM on the 30th day of September, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 14, COUNTRY RIDGE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE 30, OF THE PUBLIC RECORDS POLK COUNTY,

FLORIDA.  
TAX ID: 24-28-10-178710-000140

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 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 12th day of August, 2024.  
BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
2001 NW 64th St, Suite 130  
Ft. Lauderdale, FL 33309  
Phone: (954) 618-6955, ext. 4766  
Fax: (954) 618-6954  
[FLCourtDocs@brockandscott.com](mailto:FLCourtDocs@brockandscott.com)  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 22-F01218  
August 16, 23, 2024 24-01189K

FIRST INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45, FS**  
**IN THE CIRCUIT COURT OF THE**  
**TENTH JUDICIAL CIRCUIT,**  
**IN AND FOR POLK COUNTY,**  
**FLORIDA**

**CASE NO.: 2023-CA-004689**  
**WILLIAM'S PRESERVE**  
**HOMEOWNERS ASSOCIATION,**  
**INC., a Florida not-for-profit**  
**corporation,**  
**Plaintiff, vs.**  
**WALDO SEPULVEDA MENDEZ,**  
**et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in favor of the Plaintiff dated the 2nd day of August, 2024, entered in Case No.: 2023-CA-004689, of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which the Clerk of this Court will sell to the highest and best bidder for cash at [www.polk.realforeclose.com](http://www.polk.realforeclose.com), at 10:00 a.m. on the 16th day of September, 2024, the following described property as set forth in the Final Judgment, to wit:

Lot 113, Williams Preserve Phase 1, as per plat thereof, recorded in Plat Book 160, Page 10 through

13, inclusive, of the Public Records of Polk County, Florida.

Property Address: 229 Primrose Drive, Davenport, FL 33837

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4686, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

/s/ Lisa Acharekar  
Lisa Acharekar, Esq.  
Florida Bar No. 0734721  
Martell & Ozim, P.A.  
213 S. Dillard St., Suite 210  
Winter Garden, FL 34787  
(407) 377-0890  
Email: [lcrowley@martellandozim.com](mailto:lcrowley@martellandozim.com)  
Attorney for Plaintiff  
August 16, 23, 2024 24-01181K

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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

NC089L VS

SAVE TIME



Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

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

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

11/20/2006\_3/20



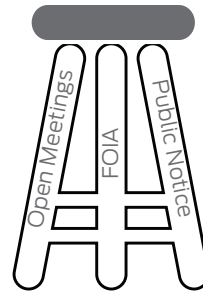






# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

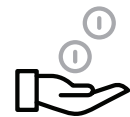


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



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



## Types Of Public Notices

### Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



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

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

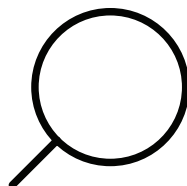


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

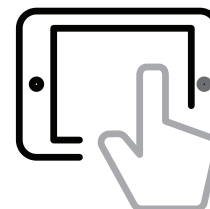
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



**Moreover, the real digital divide for public notice is growing**

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

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

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



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