FIRST INSERTION

NOTICE OF MEETING OF THE

LAKE ASHTON II

COMMUNITY DEVELOPMENT

DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lake

Ashton II Community Development District ("District") will hold a regular

meeting on Thursday, September 19,

2024 at 8:00 a.m. at the Health & Fitness Center, 6052 Pebble Beach Blvd.,

Winter Haven, Florida 33884. Two or

more Supervisors may be in attendance

at the meeting.
Additional information regarding

this meeting, including the meeting

agenda, and how to attend virtually,

may be obtained from the District's

website: http://lakeashton2cdd.com,

by contacting the District Manager,

Jason Greenwood, at jgreenwood@

gms-tampa.com, or by calling 813-344-

4844. The meeting is being held for the

necessary public purpose of consider-

ing related district matters. At such

time, the Board is so authorized and

may consider any business that may

properly come before it. Members of the Public may submit questions and

comments to the District Manager at

jgreenwood@gms-tampa.com by Tues-

day, September 17, 2024 at 2:00 p.m. in

advance of the meeting to facilitate the

Board's consideration and/or discus-

sion of such questions and comments

during the meeting. Participants may

also submit questions or comments to

the District Manager by telephone by

calling 813-344-4844 by the same time

The meeting is open to the public

and will be conducted in accordance

with the provisions of Florida law for

community development districts. The

meeting may be continued to a date,

time and place to be specified on the

Any person requiring special ac-

commodations in order to access and

participate in 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

Each person who decides to appeal

any decision made by the Board with

respect to any matter considered at

the Meetings 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 tes-

timony and evidence upon which such

Jason Greenwood, District Manager September 6, 2024 24-01261

District Manager's Office.

record at such meeting.

noted above.

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

SEPTEMBER 6 - SEPTEMBER 12, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

Notice of Meetings Fiscal Year 2024/2025

Development DistrictAs required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025Regular Meetings of the Board of Supervisors of the Leomas Landing Community Development District shall be held at 12:00 p.m. at the Holiday Inn Express North I-4 located at 4500 Lakeland Park Drive, Lakeland, Florida 33809. The meeting dates are

October 21, 2024 November 18, 2024 December 16, 2024 January 20, 2025 February 17, 2025 March 17, 2025 April 21, 2025 May 19, 2025 June 16, 2025 July 21, 2025 August 18, 2025 September 15, 2025

with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Breeze, 1540 International Parkway, Suite 2000, Lake Mary FL 32756 at (813) 460-0130, one week prior to the

There may be occasions when one or more supervisors will participate by telephone or other remote device. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact BREEZE at (813) 460-0130. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours

Each person who decides to appeal any action taken at the meetings is advised that the 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. Breeze, District Management

24-01262K September 6, 2024

FIRST INSERTION

24-01261K

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD OF SUPERVISORS' MEETING

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold their regular meeting on Wednesday, September 18, 2024, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from PFM Group Consulting LLC, located at 3501 Quadrangle Boulevard Suite 270 Orlando Florida 32817 or by calling (407) 723-5900.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 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.

A person who decides to appeal any decision made at the meeting 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 September 6, 2024 24-01288K

FIRST INSERTION

Leomas Landing Community

The meetings will be open to the public and will be conducted in accordance

prior to the date of the hearing and

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 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 OCTOBER 7, 2024 SKY'S AUTO COLLISION & AUTO REPAIR 1914 COUNTRY ROAD

2017 HYUN 5NPD84LF0HH187921 \$3,945.75

2016 TESL 5YJSA1E22GF162293 \$4,293.50 RV'S R US INC 11315 66TH ST. 2003 FORD 1FCNF53S630A03102

SALE DATE OCTOBER 28, 2024 AMERICAN AUTO REPAIR LLC $5601~\mathrm{US}~\mathrm{HIGHWAY}~98~\mathrm{N}~2002~\mathrm{FORD}$

1FTRW07692KD36382 \$1692.63 24-01289K September 6, 2024

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 Mindfulness Growth located at 1200 Riverplace Blvd Suite 105 PMB1494 in the City of Jacksonville, Polk County, FL 32207 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee,

Dated this 2nd day of September,

24-01290K

Nicole Clinkscale September 6, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of RAYMOND MATTISON COBB, JR., will, on September 18, 2024, at 10:00 a.m., at 324 Dawn Street, Lot #324, Lakeland, Polk County, Florida 33815: be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1981 MANA MOBILE HOME, VIN: F0611125725,

TITLE NO.: 0019104352 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#31021-1553) September 6, 13, 2024

FIRST INSERTION

NOTICE TO CREDITORS (Formal Administration)

IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA.
PROBATE DIVISION
CASE NO.: 2024-CP-002814 IN RE: The Estate of PAULA P. SCHEER, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

The administration of the estate of PAULA P. SCHEER, deceased, whose date of death was July 27, 2023, and whose social security number is ***-**-8758, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002623 IN RE: ESTATE OF HENRY HUDSON BARTON LEWIS, III, Deceased.

The administration of the estate of HENRY HUDSON BARTON LEWIS, III, deceased, whose date of death was June 15, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

NOTWITHSTANDING THE TIME 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: September 6, 2024.

CHERRYL LEWIS

Personal Representative 10907 Subtle Trail Drive Riverview, FL 33579 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines P.L.

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 24-01279K September 6, 13, 2024

DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

The date of first publication of this Notice is September 6, 2024.

/s/ Lisa Ann Lipin LISA ANN LIPIN, As Personal Representative

Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive, 18th Floor Coconut Grove, Florida 33133

Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511

September 6, 13, 2024 24-01277K

FIRST INSERTION

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

File No. 532024CP0002400000XX IN RE: ESTATE OF GEORGE DINGLEY, Deceased.

The Administration of the Estate of GEORGE DINGLEY, deceased, whose date of death was May 6, 2022, 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is September 6, 2024.

Personal Representative: /s/ Cheri Wallace Cheri Wallace

121 W. Pinestead Road Pensacola, Florida 32503 Attorney for Personal Representative: /s/ Amanda Kania AMANDA KANIA, ESQ. Attorney Florida Bar Number: 1005226 610 E Zack Street, Suite 110-3072

Tampa, Florida 33602 Telephone: (813) 535-7848 Fax: (813) 535-9057 E-Mail: ank@kaniaelderlaw.com Secondary E-Mail: fmg@kaniaelderlaw.com September 6, 13, 2024 24-01280K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP001894

IN RE: ESTATE OF JOSEPH STEVEN PERRY Deceased. The administration of the estate of Joseph Steven Perry, deceased, whose date of death was April 14, 2024, is pending

in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 September 6, 2024.

Personal Representative: Kerri Ann Young

1421 Brookhaven Court Davenport, Florida 33837 Attorney for Personal Representative: Kristen M. Jackson Attorney Florida Bar Number: 394114 5401 S KIRKMAN RD., Ste 310 ORLANDO, FL 32819 Telephone: (407) 363-9020

E-Mail: kjackson@jacksonlawpa.com Secondary E-Mail: tengberg@jacksonlawpa.com September 6, 13, 2024 24-01281K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2024CP0014530000XX IN RE: ESTATE OF THOMAS LEE SHULER JR, Deceased.

The administration of the estate of THOMAS LEE SHULER JR, Deceased, whose date of death was May 16, 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 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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

The date of first publication of this notice is September 6, 2024.

VERNA SHULER Personal Representative

Attorney for Personal Representative Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com September 6, 13, 2024 24-01276K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA CASE 2024 CP 2889 IN RE ESTATE OF DENNIS RAY TANNER. Deceased

The administration of the Estate of DENNIS RAY TANNER, deceased, whose date of death was June 1, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division. the address of which is 225 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the Personal Representative.

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

All creditors of the Decedent and other persons having claims or demands against Decedent's estate, including unmatured, contingent, or unliquidated claims, on whom a copy of this Notice

is served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE DATE 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, 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

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

Publication of this Notice first occurred on September 6, 2024 RAYLEEN TANNER

Personal Representative ROBERT T. MAGILL, ESQUIRE

Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 Email: robert@magill-law.com Attorney for Personal Representative September 6, 13, 2024 24-01282K --- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case Number: 24CP-2829 IN RE: ESTATE OF Benjamin Lanier

deceased.

The administration of the estate of Benjamin Lanier, deceased, Case Number 24CP-2829, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Stacy M. Butterfield, Clerk of the Court, Post Office Box 9000, Drawer CC-4, Bartow, Florida 33830-9000. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

demands against the decedent's estate. must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 6, 2024.

/s/ Carol Meadows Personal Representative Address: 42 Mayflower Court S. Homosassa, FL 34446

MICHAEL H. WILLISON, P.A. Michael H. Willison, Esquire 114 S. Lake Avenue Lakeland, Florida 33801 (863) 687-0567 Florida Bar No. 382787 mwill is on @mwill is on.comAttorney for Personal Representative 24-01286K September 6, 13, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-1424 IN RE: ESTATE OF SANDRA VILLALPANDO

Deceased. The administration of the estate of Sandra Villalpando, deceased, whose date of death was March 18, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: September 6, 2024

Personal Representative: Fernando Villalpando 920 Valentina Dr

Dundee, Florida 33838 Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law, andrew@oram.law September 6, 13, 2024 24-01285K

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA002693000000 DISCOVER BANK, Plaintiff, VS.

ANGELITA INEZ VIOLA CABRERA A/K/A ANGELITA I. CABRERA; PERRY S. GUNDERSON; et al., **Defendant(s).** TO: Perry S. Gunderson

Last Known Residence: 1445 SHORE-WOOD DR AUBURNDALE, FL 33823 TO: Unknown Spouse of Perry S. Gunderson

Last Known Residence: 1445 SHORE-WOOD DR AUBURNDALE, FL 33823 YOU ARE NOTIFIED that an action

to foreclose a mortgage on the following property in POLK County, Florida: 94, BERKLEY RE-SERVE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGES 28 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484, on or before 10-07-

24, 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 on 8-29-, 2024. WITNESS my hand and the seal of this court on this 30 day of July, 2024. Stacy M. Butterfield

As Clerk of the Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk

ALDRIDGE PITE, LLP 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 1100-1007B Ref# 9046 September 6, 13, 202424-01275K

DR, LAKELAND, FL 33803

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 pro-

vision of certain assistance. Please con-

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH HIDICIAL CIRCUIT IN

AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001734000000 BANK OF AMERICA, N.A. Plaintiff, vs.

FAYE D. ZDANOWICZ A/K/A FAYE ZDANOWICZ, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 14, 2024, in the abovestyled cause, I will sell to the highest and best bidder for cash beginning at 10:00 AM at http://www.polk. realforeclose.com, on September 30,

2024, the following described property: ALL THAT CERTAIN LAND IN POLK COUNTY, FLORIDA, TO-WIT: LOT 1 AND 2 AND THE WEST 3 FEET OF LOT(S) 3, BLOCK 1 OF EDENHOLME AS RECORDED IN PLAT BOOK 13, PAGE 24, ET SEQ., OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. Property Address: 550 W OAK

tact 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. Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci Law Group, P.C. 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 Phone: (954) 644-8704; Fax: (954) 772-9601 ServiceFL@mlg-default law.comServiceFL2@mlg-defaultlaw.com MLG No.: 24-01586 / CASE NO.: 2024CA001734000000 24-01268K September 6, 13, 2024

FIRST INSERTION

POLK COUNTY

(intestate) IN THE CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA

CASE 2024 CP 2889 IN RE ESTATE OF DENNIS RAY TANNER. Deceased

The administration of the Estate of DENNIS RAY TANNER, deceased, File Number 2024 CP 2889, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 225 N. Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Section 90.5021 applies with respect to the Personal Representative and any attorney employed by the

Personal Representative.

The names and addresses of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in section 90.5021, Florida Statute, applies with respect to the personal representative and any attorney employed by the personal representa-

Any interested person on whom a copy of the notice of administration is served must file with the court, on or before the date that is 3 months after the date of service of a copy of the Notice of Administration on that person. any objection that challenges the validity of the will, venue, or jurisdiction of the court. The 3 month time period may only be extended for estoppel based upon a misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by section 733.212(3), Florida Statutes, all objections to the validity of a will, venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative or 1 year after service of the notice of administration.

NOTICE OF ADMINISTRATION Persons who may be entitled to exempt property under section 732.402,

Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property.

Unless an extension is granted pursuant to section 432.2135(2), Florida Statutes, an election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of administration on the surviving spouse, an attorney in fact, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

Under certain circumstances and by failing to contest the will, the recipient of this notice of administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into the will.

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

RAYLEEN TANNER

Personal Representative ROBERT T. MAGILL, ESQUIRE Florida Bar #64371 MAGILL LAW OFFICES Post Office Box 922 Orlando, Florida 32802 Telephone: (407) 614-4509 robert@magill-law.com Attorney for Personal Representative September 6, 13, 2024 24-01283K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No: 2024CP0027920000XX **Division: Probate** IN RE: ESTATE OF HENRY T. SCHOBER a/k/a HENRY THOMAS SCHOBER,

Deceased. The Administration of the Estate of HENRY T. SCHOBER a/k/a HENRY THOMAS SCHOBER, Deceased, Case No. 2024CP0027920000XX, is pending in the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, Florida 33830-3912. The names and addresses of the Personal Representative and the Personal Repre-

sentative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de-mands against Decedent's Estate on whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LAT-ER 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 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 the first publication of this Notice is September 6, 2024.

Personal Representative: HENRY X. SCHOBER 45 Lincoln Street

Trumbull, Connecticut 06611 Attorney for Personal Representative: Christopher E. Mast, P.A By: /s/ Christopher E. Mast Christopher E. Mast, Esquire Florida Bar No. 0858412 1059 5th Avenue North Naples, Florida 34012-5818 239/434-5922 chris@christophermastlaw.comwww.christophermastlaw.com September 6, 13, 2024 24-01284K

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2023CA005607000000

FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. ADELINA AGADO GALLEGOS,

Defendant To: DANIEL S. GALLEGOS, 338 KIS-

SENGEN PARK DRIVE, BARTOW, FL LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 21, HOLLAND PARK

YOU ARE HEREBY NOTIFIED that

PLACE, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 168, PAGE 38 AND 39, PUBLIC RECORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite

155, Orlando, FL 32801 and file the original with the Clerk of the abovestyled Court on or before September 27, 2024 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

Court on the 21 day of August, 2024. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT

As Clerk of the Court (SEAL) BY: /s/ Asuncion Nieves Deputy Clerk Sara Collins, Esq McCalla Raymer Leibert Pierce, LLC

Suite 155 Orlando, FL 32801 23-06547FL September 6, 13, 202424-01259K

225 East Robinson Street,

--- ACTIONS ---

filed herein.

FIRST INSERTION NOTICE OF ACTION -

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

CASE NO. 2024CA002653000000 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. TIMOTHY J. HOWARD AND CARMEN M. HOWARD A/K/A

CARMEN HOWARD, et. al. Defendant(s),
TO: TIMOTHY J. HOWARD, CAR-

MEN M. HOWARD A/K/A CARMEN HOWARD, 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 83, ŜEYBOLD ON DUN-SON ROAD PHASE VI, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 3 AND 4, OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before 10-7-2024/ (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 29 this Court at Councy, day of August, 2024. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK Robertson, Anschutz, Schneid,

Crane & Partners PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-208489

September 6, 13, 2024

FIRST INSERTION

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

CASE NO. 532024CA000170000000 LAKEVIEW LOAN SERVICING, Plaintiff, vs. IRIS PENA MENDEZ RIVERA A/K/A IRIS MARIANA PENA-RIVERA; JAIME ENRIQUE MENDEZ CERRATO A/K/A JAIME MENDEZ-PENA; STATE OF FLORIDA; ASSOCIATION OF POINCIANA VILLAGES, INC.;

POINCIANA VILLAGE THREE ASSOCIATION, INC.; CLERK OF THE COURT OF POLK COUNTY, FLORIDA; 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). JAIME ENRIQUE MENDEZ CERRATO A/K/A JAIME MENDEZ-PENA

Last Known Address 703 FORE LANE KISSIMMEE, FL 34759 Current Residence is Unknown

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

LOT 4, BLOCK 58, POINCIANA CYPRESS POINT - 2, ACCORD-

ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGE 45, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's at-torneys or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. Default Date 10-7-24

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.

DATED on 8-29-24, 2024. Stacy M. Butterfield As Clerk of the Court (SEAL) By: /s/ Ashley Saunders As Deputy Clerk

Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1691-193865 / VP2 September 6, 13, 2024 24-01270K

FIRST INSERTION

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

DIVISION CASE NO. 53-2024-CA-001880 JPMORGAN CHASE BANK,

NATIONAL ASSOCIATION, Plaintiff, vs. DONALD L. PENTON, III A/K/A DONALD LEE PENTON, III, et al., Defendant.

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

(RESIDENCE UNKNOWN)

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

LOTS 19 AND 20, AND THAT PART OF LOTS 15, 16, 17, AND 18, LYING WESTERLY OF STATE ROAD 33, BLOCK 89, AMENDED PLAT OF POLK CITY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGES 1 AND 1A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of you writ-

ten defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Esq., Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 on or before 10-7-24, a date which is within thirty (30) days after the first publication of this Notice in and file the origi-nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint.

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

Court this 29 day of August, 2024. Stacy M. Butterfield Clerk of the Court

(SEAL) By /s/ Ashley Saunders As Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC

225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Email: AccountsPayable@mccalla.com

23-07143FL September 6, 13, 2024 24-01273K

--- SALES ---FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2019-CA-001518

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit

Court of Polk County, Florida, will on

October 14, 2024, 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

Lot 118, Aldea Reserve, accord-

ing to the map or plat thereof, as

recorded in Plat Book 135, Page(s)

23, of the Public Records of Polk

Property Address: 438 Vitoria

pursuant to the Final Judgment of

Foreclosure entered in a case pending

in said Court, the style and case number

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

Road, Davenport, FL 33837

Polk County, Florida, to wit:

County, Florida.

SCHERLEY LAGUERRE, et al.,

FBC MORTGAGE, LLC,

Plaintiff, v.

FIRST INSERTION

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

CIVIL DIVISION Case #: 2024CA000125000000 Truist Bank, f/k/a Branch Banking and Trust company Plaintiff. -vs.-

Esther J. Green a/k/a Ethel Mae Green a/k/a Ethel J. Green a/k/a E. Green: Unknown Spouse of Esther J. Green a/k/a Ethel Mae Green a/k/a Ethel J. Green a/k/a E. Green; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2024CA000125000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida. wherein Truist Bank, f/k/a Branch Banking and Trust company, Plaintiff and Esther J. Green a/k/a Ethel Mae Green a/k/a Ethel J. Green a/k/a E. Green are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com at 10:00 A.M. on October 22, 2024, the following described property as set forth in

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY

FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2023-CA-006412

CIVIC REAL ESTATE HOLDINGS

VACATION RENTALS GROUP,

INC. A FLORIDA CORPORATION,

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN

that, pursuant to the Final Judgment of

Mortgage Foreclosure and for Assign-

ment of Leases and Rents dated August

22, 2024, issued in and for Polk County,

Florida, in Case No. 2023-CA-006412,

wherein CIVIC REAL ESTATE HOLD-

INGS III, LLC is the Plaintiff, and VA-

CATION RENTALS GROUP, INC. A

FLORIDA CORPORATION, OLEG PROKOPEV and BAHAMA BAY CON-

DOMINIUM ASSOCIATION, INC. are

the Defendants.

The Clerk of the Court, STACY

BUTTERFIELD, will sell to the highest

and best bidder for cash, in accordance

with Section 45.031, Florida Statutes,

on October 08, 2024, at electronic

sale beginning at 10:00 AM, at www. polk.realforeclose.com the following-

described real property as set forth

in said Final Judgment of Mortgage Foreclosure and for Assignment of

UNIT NO. 16202 OF BAHAMA

BAY, PHASE 16, A CONDO-

MINIUM, ACCORDING TO

THE DECLARATION OF CON-

DOMINIUM RECORDED IN

O.R. BOOK 5169, PAGE 1306,

AND ALL EXHIBITS AND

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

CIVIL ACTION

Case #: 2019CA004953000000

DIVISION: 11

Abner Carlos Torres a/k/a Abner

C. Torres a/k/a Abner Torres;

Rosanna Torres a/k/a R. Torres

Ford Motor Credit Company, LLC;

Hampton Hills South Homeowners

Association, Inc.; Unknown Parties

in Possession #1, if living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s) who

whether said Unknown Parties

Claimants; Unknown Parties in

Possession #2, if living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s) who

whether said Unknown Parties

may claim an interest as Spouse

Defendant(s).

Heirs, Devisees, Grantees, or Other

NOTICE IS HEREBY GIVEN pursu-

ant to order rescheduling foreclosure

sale or Final Judgment, entered in Civil Case No. 2019CA004953000000 of

the Circuit Court of the 10th Judicial

Circuit in and for Polk County, Florida,

wherein Wells Fargo Bank, N.A., Plain-

tiff and Abner Carlos Torres a/k/a Ab-

ner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy

M. Butterfield, will sell to the high-

are not known to be dead or alive,

are not known to be dead or alive.

may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other

Wells Fargo Bank, N.A

Leases and Rents, to wit:

Plaintiff, v.

Defendants.

et al..

said Final Judgment, to-wit: LOT 130, PHASE TWO OF GORDON HEIGHTS, ACTO THE PLAT CORDING THEREOF RECORDED IN PLAT BOOK 52, PAGE 1, PUB-LIC 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 NO LATER THAN THE DATE THAT 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, 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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707 23-330115 FC01 SUU

AND RECORDED IN CON-

DOMINIUM PLAT BOOK 14,

PAGE 20, PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.

Property Address: 108 Andros

Ave, Davenport, FL 33897 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 BEFORE THE

CLERK REPORTS THE SURPLUS AS

IMPORTANT

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 con-

tact the Office of the Court Administra-

tor, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686 (voice),

(863) 534-7777 (TDD) or (800) 955-

8770 (Florida Relay Service), at least 7 days before your scheduled court ap-

pearance, 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 im-

Dated: This 30th day of August,

UNCLAIMED.

paired, call 711.

Respectfully submitted, HOWARD LAW

Boca Raton, FL 33431 Telephone: (954) 893-7874

Facsimile: (888) 235-0017

Designated Service E-Mail:

By: /s/ Matthew B. Klein

Matthew B. Klein, Esq.

Florida Bar No.: 73529

September 6, 13, 2024

Pleadings@HowardLaw.com

4755 Technology Way, Suite 104

24-01258K

THEREOF,

September 6, 13, 2024

AMENDMENTS

FIRST INSERTION

If the sale is set aside for any reason, the Purchaser at the sale shall be enti-

of which is set forth above.

tled 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 28th day of August, 2024. 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

September 6, 13, 2024

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA004744000000 PENNYMAC LOAN SERVICES,

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

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 11, 2024 in Civil Case No. 2023CA004744000000 of the Circuit Court of the TENTH JUDI-CIAL 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 30th day of September, 2024 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 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 vou. 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: MR Service@mccalla.com

Fla. Bar No.: 146803 23-07861FL

September 6, 13, 202424-01263K

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. 2023CA004676000000 LAKEVIEW LOAN SERVICING,

Plaintiff, vs. ALL UNKNOWN HEIRS,

CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SAMUEL M. NEUPERT, DECEASED; SAMUEL MICHAEL NEUPERT, JR.; MICHAEL PATRICK NEUPERT; CHRISTINA DEROSA; STATE OF

POLK COUNTY, FL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DAVID SAMUEL NEUPERT. Defendant(s)

NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure filed August 14, 2024 and entered in

of the Circuit Court of the 10th Judi-

cial Circuit in and for POLK County,

Florida, wherein LAKEVIEW LOAN

SERVICING, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDI-

TORS, DEVISEES, BENEFICIARIES,

GRANTEES, ASSIGNEES, LIENORS,

TRUSTEES AND ALL OTHER PAR-

TIES CLAIMING AN INTEREST BY,

THROUGH, UNDER OR AGAINST

THE ESTATE OF SAMUEL M. NEU-

PERT, DECEASED; SAMUEL MI-

CHAEL NEUPERT, JR.; MICHAEL PATRICK NEUPERT; CHRISTINA

DEROSA; UNKNOWN PERSON(S)

IN POSSESSION OF THE SUBJECT

PROPERTY; DAVID SAMUEL NEU-

PERT; STATE OF FLORIDA; CLERK

OF COURT OF POLK COUNTY, FL; are defendants. STACY M. BUTTER-

FIELD, the Clerk of the Circuit Court,

will sell to the highest and best bidder

HOW TO PUBLISH YOUR

No. 2023CA004676000000,

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

FIRST INSERTION est and best bidder for cash at www. polk.realforeclose.com at 10:00 A.M. on November 20, 2024, the following described property as set forth in said

E-Mail: Matthew@HowardLaw.com

24-01265K

Final Judgment, to-wit: LOT 7, IN BLOCK 21, OF HAMPTON HILLS SOUTH PHASE 2. ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 140, PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 $(561)\,998\text{-}6700$ (561) 998-6707 19-322068 FC01 WNI September 6, 13, 202424-01267K for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE. COM, at 10:00 A.M., on September 30, 2024, the following described property as set forth in said Final Judgment, to wit:

LOTS 1 AND 2, BLOCK 8, THE TOWN OF BRADLEY JUNCTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS ORIGINALLY RECORDED IN PLAT BOOK 2, PAGE 39, RE-RECORDED IN PLAT BOOK 2, PAGE 48, RE-RECORDED IN PLAT BOOK 3, 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 lerk reports the surplus as unclaimed This notice is provided pursuant to Administrative Order No.1-21.5.

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 29th day of August 2024.

s/ Marc Granger Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00034 NML V6.20190626

September 6, 13, 2024 24-01264K

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

FIRST INSERTION

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

CIVIL DIVISION Case #: 2023CA000440000000 DIVISION: 8

Lakeview Loan Servicing, LLC Plaintiff. -vs.-Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadivah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada; Tariq Kamal Tejada a/k/a Tariq K. Tejada; Zain Kamaal Tejada a/k/a Zain K. Tejada; Jannah Ameerah Tejada, a minor; Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada, as Natural Guardian of Jannah Ameerah Tejada, a minor; Unknown Guardian of Jannah Ameerah Tejada, a minor; Unknown Spouse of Dwayne Glen Tejada a/k/a Dwayne G. Tejada a/k/a Ali Ishmael Tejada a/k/a Ali Tejada; Unknown Spouse of Tariq Kamal Tejada a/k/a Tariq K. Tejada; Unknown Spouse of Zain Kamaal Tejada a/k/a Zain K. Tejada; Association of Poinciana Villages, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s): Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s)

Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA000440000000 of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Lakeview Loan Servicing, LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Nadiyah M. Tejada a/k/a Nadiyah Malika Tejada a/k/a Nadiyah Tejada f/k/a Nadiyah Malika Muhammad, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www. polk.realforeclose.com at 10:00 A.M. on September 30, 2024, the following described property as set forth in said Final Judgment, to-wit:

LOT 13, BLOCK 414, POIN-CIANA NEIGHBORHOOD 2 WEST, VILLAGE 7, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 5, 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 NO LATER THAN THE DATE THAT 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, 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.

Submitted By: ATTORNEY FOR PLAINTIFF: LOGS LEGAL GROUP LLP 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 (561) 998-6700 (561) 998-6707

22-327540 FC01 MTT September 6, 13, 202424-01266K

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 ACTION

CASE NO.: 53-2018-CA-003384 OH TACOMA 1 SUBI, A SERIES OF OH TACOMA 1 TRUST, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS. CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING

AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF THOMAS LEROY MCGHEE A/K/A THOMAS L. MCGHEE, DECEASED, et al., NOTICE IS HEREBY GIVEN pursu-

ant to a Final Judgment of Foreclosure dated July 26, 2023, and entered in Case No. 53-2018-CA-003384 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which OH TACOMA 1 SUBI, A SE-RIES OF OH TACOMA 1 TRUST, is the Plaintiff and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SUR-VIVING SPOUSE, GRANTEES, AS-SIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF THOMAS LEROY MCGHEE A/K/A THOMAS L. MC-GHEE, DECEASED; MORTGAGE ELECTRONIC REGISTRATION SYS-TEMS, INC., SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - IN-TERNAL REVENUE SERVICE; CLUB HILL HOMEOWNERS ASSOCIA-TION INC.; UNKNOWN TENANT #1 N/K/A NICHOLAS FOLKES; DENISE YOUNGCLAUS; THOMASLEROY MCGHEE, JR.; DEBORAH JO FRAN-CIS; TIMOTHY CLARK MCGHEE 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 October 3, 2024 at 10:00 am, the following described property as set forth in said Final Judgment of Foreclosure:
TRACT N: QUEENS POINT

SUBDIVISION, (UNRE-CORDED) AS PER THE MAP THEREOF RECORDED IN

O.R. BOOK 1527, PAGE 1147, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND MORE PARTICULARLY DE-SCRIBED AS: THE SOUTH 110 FEET OF THE WEST 237 FEET OF THE EAST 262 FEET OF THE FOLLOWING; TRACTS 3 AND 14 OF W. F. HALLAM & CO. CLUB COLONY TRACT AS RECORDED IN PLAT BOOK 1, PAGE 102-A, PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA; AND THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA SUBJECT TO AN EASEMENT OVER THE SOUTH 20 FEET AND THE WEST 7.5 FEET THEREOF. PARCEL IDENTI-FICATION NUMBER: 072924-000000-013190

PROPERTY ADDRESS: 4735 DETER ROAD, LAKELAND,

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.

*See 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 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.

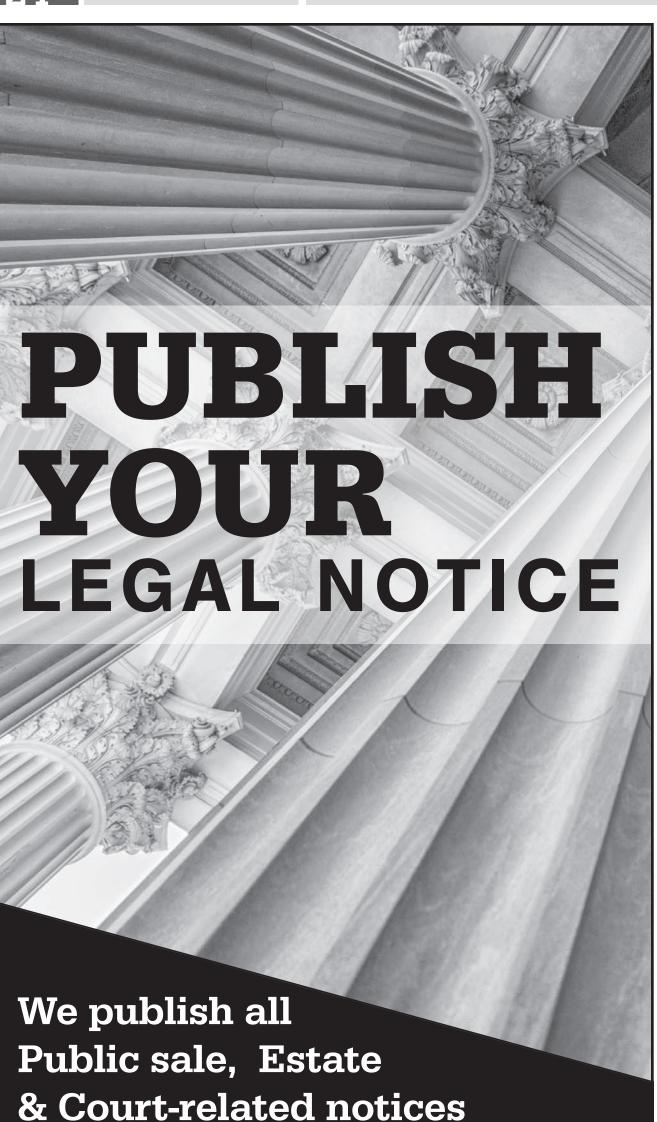
/s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. Largo, FL 33779

Telephone: (727) 538-4160 Facsimile: (727) 240-4972

Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff September 6, 13, 2024 24-01272K



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



- 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

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

FIRST INSERTION

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

CASE NO.: 2021-CA-003302 PENNYMAC LOAN SERVICES,

Plaintiff, v.

UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMIE MICHELLE SPEARS, et al.,

Defendants.NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 1. 2024, 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 7, Reva Heights Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 50, of the Public Records of Polk County, Florida.

Property Address: 4919 S Gachet Blvd, Lakeland, FL 33813

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

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

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

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

SUBMITTED on this 4th day of September, 2024. 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 September 6, 13, 2024

24-01274K



Email your Legal Notice

legal@businessobserverfl.com Deadline Wednesday at noon • Friday Publication

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



--- ACTIONS ---

POLK COUNTY

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION CASE NO. 2024CA002776000000 NEW RESIDENTIAL MORTGAGE, LLC,

Plaintiff, vs. LUCY A TELESFORD A/K/A LUCY D TELESFORD A/K/A LUCY DIANE TELESFORD A/K/A LUCY DIANE ATHERTON A/K/A LUCY DIANNE ATHERTON, et al.,

Defendant. To: LUCY A TELESFORD A/K/A

LUCY D TELESFORD A/K/A LUCY DIANE TELESFORD A/K/A LUCY DIANE ATHERTON A/K/A LUCY DI-ANNE ATHERTON 213 HIGHLAND DRIVE, LAKE

WALES, FL 33898 UNKNOWN SPOUSE OF LUCY A TELESFORD A/K/A LUCY D TELESFORD A/K/A LUCY DIANE TELESFORD A/K/A LUCY DIANE ATHERTON A/K/A LUCY DIANNE

213 HIGHLAND DRIVE, LAKE WALES, FL 33898

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal

property described as follows, to-wit: THAT PART OF LOT A, RE-SUBDIVISION OF PART OF GOLF VIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGE 37, DE-SCRIBED AS LOT 1, BLOCK 26, GOLF VIEW PARK, AC-CORDING TO THE MAP OR PLAT THEREOF RECORDED

IN PLAT BOOK 14, PAGES 23 AND 23A, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 10-10-24 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said

Court on the 30 day of August, 2024. Stacy M. Butterfield CLERK OF THE CIRCUIT COURT
As Clerk of the Court (SEAL) BY: /s/ Ashley Saunders

Deputy Clerk MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801

Phone: (407) 674-1850 Fax: (321) 248-0420 Email: AccountsPayable@mccalla.com 24-09965FL

September 6, 13, 2024 24-01269K

FIRST INSERTION

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

CIVIL DIVISION CASE NO.: 24-CA-001704 Ashleigh Wilson Plaintiff, v.

ECP Properties II LLC,

Strategic Real Estate Acquisitions

Defendants,

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following properties in Polk County, Florida:

NORTHSIDE HEIGHTS PB 36 PG 48 BLK A LOT 36, SECTION 34, TOWNSHIP 29, SOUTH RANGE 27 EAST.

A/K/A Address: 125 Northside Dr., Lake Wales, FL 33853 ECP Properties II LLC Strategic Real Estate Acquisitions

#200, Tampa, Florida 33610, and

file the original with the clerk of this court on or before 10-07-24 either before service on the plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, to the provision of certain assistance.

Dated: 8-29-24 STACY M. BUTTERFIELD, CPA As Clerk of the Court (SEAL) By: /s/ Ashley Saunders

As Deputy Clerk

24-01278K

Cheyenne Whitfield Whitfield Law, LLC 10150 Highland Manor Dr., Suite #200 Tampa, Florida 33610 Sept. 6, 13, 20, 27, 2024

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND INSERTION

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

File No. 53-2024-CP-0024400000XX **Division: Probate** IN RE: ESTATE OF HENRY HOWARD DEUTCH Deceased.

The administration of the Estate of Henry Howard Deutch, deceased, whose date of death was March 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Representative's 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-

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. 2024CA001594000000

U.S. BANK TRUST NATIONAL

INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

FOR RCAF ACQUISITION TRUST,

Plaintiff, vs. WANDA O'KEEFE, AS PERSONAL

A/K/A LEE WIBERT, DECEASED,

TO: UNKNOWN HEIRS, BENEFI-

CIARIES, DEVISEES, GRANTEES,

ASSIGNEES, LIENORS, CREDI-

TORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTER-

EST IN THE ESTATE OF BRUCE

whose residence is unknown if he/she/

they be living; and if he/she/they be

dead, the unknown defendants who

may be spouses, heirs, devisees, grant-

ees, assignees, lienors, creditors, trust-

ees, and all parties claiming an interest

by, through, under or against the Defen-

dants, 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 be-

TO: WANDA O'KEEFE, AS PER-

SONAL REPRESENTATIVE OF THE

ESTATE OF LEE M. WIBERT A/K/A

LEE WIBERT, DECEASED, WANDA

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

EAST CORNER OF THE WEST

1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST

1/4 OF SECTION 27, TOWN-SHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY,

FLORIDA AND RUN THENCE

S 00°26'09" E ALONG THE EAST BOUNDARY THERE-OF, 430.00 FEET, THENCE

N 90°00'00" W, 200.00 FEET TO THE POINT OF BEGIN-

NING; CONTINUE THENCE

N 90°00'00" W, 217.80 FEET; THENCE S 00°00'00" E, 200.00

following property: COMMENCE AT THE NORTH-

ing foreclosed herein.

EUGENE BURNEY, DECEASED,

ASSOCIATION, NOT IN ITS

REPRESENTATIVE OF THE

ESTATE OF LEE M. WIBERT

Defendant(s),

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 STAT-UTES 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 August 30, 2024.

Personal Representative: Regina Bongiorno

2700 Sylvia Drive North Bellmore, New York 11710 Attorneys for Personal Representative: Heidi W. Isenhart Florida Bar Number: 123714

his enhart@shuffield lowman.comCooper 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 E-Mail: Probateservice@shuffieldlowman.

SECOND INSERTION

Aug. 30; Sept. 6, 2024 24-01237K

FEET; THENCE N 90°00'00"

E, 217.80 FEET; THENCE N

00°00'00" E, 200.00 FEET TO

THE POINT OF BEGINNING;

ALONG WITH AN EASEMENT

FOR INGRESS AND EGRESS

OVER THE EAST 60.00 FEET

OF THE SOUTH 710.00 FEET

AND THE NORTH 60.00 FEET

OF THE SOUTH 770.00 FEET

OF THE EAST 200.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE

NORTHEAST 1/4 OF SAID

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 9-30-24/

(30 days from Date of First Publica-

tion of this Notice) and file the original

with the clerk of this court either before service on Plaintiff's attorney or imme-

diately 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 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 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 sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

THIS NOTICE SHALL BE PUB-

WITNESS my hand and the seal of

LISHED ONCE A WEEK FOR TWO

this Court at County, Florida, this 22

day of August, 2024.
Stacy M. Butterfield

ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF

6409 Congress Ave.,

Suite 100 Boca Raton, FL 33487

CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Ashley Saunders

DEPUTY CLERK

(2) CONSECUTIVE WEEKS.

SECTION.

filed herein.

NOTIFIED THAT: All creditors of the estate of the

decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

The date of first publication of this Notice is August 30, 2024.

Person Giving Notice: Gary Hay Evans 722 High Vista Dr.

Davenport, Florida 33837 Attorney for Person Giving Notice Patrick L. Smith

Florida Bar Number: 27044 179 N US Hwy 27, Clermont, FL 34711

Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attornevpatricksmith.com

econdary E-Mail: becky@attorneypatricksmith.com 24-01246K Aug. 30; Sept. 6, 2024

SECOND INSERTION

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

File No. 2024-CP-0021650000XX IN RE: ESTATE OF ANGEL LUIS DEJESUS Deceased.

The administration of the estate of Angel Luis DeJesus, deceased, whose date of death was February 8, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, Polk County, Probate Division, 255 W. Church Street, Bartow, FL 33830. The names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below.

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

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

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

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

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 August 30, 2024.

Personal Representative: /s/ Alex DeJesus Alex DeJesus

2163 45th Street N. St. Petersburg, Florida 33713 Attorney for Personal Representative: /s/ Lyndy C. Jennings Lyndy C. Jennings, Esq. Attorney

Florida Bar Number: 908851 Law Offices of Lyndy C. Jennings, P.A.. 330 Pauls Drive, Suite 212

Brandon, FL 33511 Telephone: (813) 315-8547 $\hbox{E-Mail: ljennings@lyndylaw.com}$ Aug. 30; Sept. 6, 2024 24-01255K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-002600-0000-XX Division 14 IN RE: ESTATE OF

JOHN LEON PIASCIK

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

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

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

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

The date of first publication of this notice is August 30, 2024.

Personal Representative: John M. Limper 1407 Timberridge Loop North Lakeland, Florida 33809

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 Aug. 30; Sept. 6, 2024 24-01236K SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION

Case No.: 2024CP0026870000XX IN RE: ESTATE OF THEODORE ROGER KAPLAN, Deceased.

The administration of the estate of THEODORE ROGER KAPLAN, Deceased, whose date of death was July 29, $\,$ 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 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 PUBLI-CATION OF THIS NOTICE OR 30 VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

has no duty to discover whether any property held at the time of the de-

The date of first publication of this

Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.comAug. 30; Sept. 6, 2024

SAVE

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

24-01228K

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

Email your Legal Notice

PRIMARY EMAIL: flmail@raslg.com Aug. 30; Sept. 6, 2024 24-01234K has been filed against you and you

are required to serve a copy of your written defenses, if any, to Cheyenne Whitfield, Whitfield Law, LLC, located at 10150 Highland Manor Dr., Suite

SECOND INSERTION

NOTICE TO CREDITORS

(Summary Administration)

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 2024 CP 2886

IN RE: ESTATE OF

MARTHA H. EVANS

Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE

You are hereby notified that an Or-

der of Summary Administration has

been entered in the estate of Mar-

tha H. Evans, deceased, File Number 2024 CP 2886, by the Circuit Court

for Polk County, Florida, Probate Divi-

sion, the address of which is 255 North

Broadway Avenue. Bartow; that the

decedent's date of death was March 21,

2024; that the total value of the estate

is \$7,494.99 and that the names and

addresses of those to whom it has been

ALL INTERESTED PERSONS ARE

722 High Vista Dr. Davenport, FL 33837

assigned by such order are:

Address Gary Hay Evans

Name

ABOVE ESTATE:

or petition.

you are entitled, at no cost to you,

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,

other persons having claims or de-DAYS AFTER THE DATE OF SER-ON THEM.

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.

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator

cedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

notice is August 30, 2024 SHANNON KAPLAN, --- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY

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

CASE NO.: 2024-CA-002110 MATRIX FINANCIAL SERVICES CORPORATION, Plaintiff, vs.

JOHN HERRON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM T. HERRON; JOHN HERRON; JOSEPH HERRON; MARGARET WHELAN; UNKNOWN HEIRS OF WILLIAM T. HERRON; UNKNOWN TENANT **#1; UNKNOWN TENANT #2.** Defendants.

TO: JOSEPH HERRON, 7622 ELM-WOOD AVE, PHILADELPHIA, PA,

YOU ARE NOTIFIED that an action to foreclose to the following properties

in Polk County, Florida:

LOT 122, HUNTERS RUN
PHASE 2, ACCORDING TO
THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 93, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 507 Powder Horn Row, Lakeland, FL 33809 has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 9-30-24, 2024, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED on 8-22-, 2024. STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT

(SEAL) By: /s/ Ashley Saunders DEPUTY CLERK SOKOLOF REMTULLA, LLP $6801\,\mathrm{Lake}$ Worth Road, Suite $100\,\mathrm{E}$ Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com

Counsel for Plaintiff Aug. 30; Sept. 6, 2024 24-01239K

SECOND INSERTION

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

2024CC-004470-0000-00 LGC ORANGE ACRES RANCH LLC,

Plaintiff, vs. ESTATE OF WANDA CLARKE, ALL UNKNOWN PARTIES, BENEFICIARIES, HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS OF WANDA CLARKE. JOHNNY JAMES and STATE OF FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.

TO: Estate of Wanda Clarke 5130 ABC Road Lot No. 44 Lake Wales, Florida 33859 All Unknown Parties, Beneficiaries, Heirs, Successors, Devisees, and Assigns of Wanda Clarke 5130 ABC Road

Lot No. 44 Lake Wales, Florida 33859 Johnny James 5130 ÅBC Road

Lot No. 44 Lake Wales, Florida 33859

YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at:

5130 ABC Road, Lot No. 44, Lake Wales, Florida 33859 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase,

Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OB-SERVER, 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

WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: 8-23-24 Default Date 10-2-24

STACY M. BUTTERFIELD $Polk\ County\ Clerk\ of\ Court$ (SEAL) By: /s/ Ashley Saunders Deputy Clerk

By: /s/ Ashley Saunders As Deputy Clerk Brian C. Chase, Esq.

Plaintiff's attorney 3902 N. Marguerite Street Tampa, Florida 33603 24-01249K Aug. 30; Sept. 6, 2024

SECOND INSERTION

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

Case No.: 2023CA007016000000 J.P. MORGAN MORTGAGE ACQUISITION CORP., Plaintiff, v. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELYN M. PITTS, DECEASED; YVONNE BROWN, AS POTENTIAL HEIR OF HELYN M. PITTS; CATHERINE ANGELA SELLERS; MARIA T. PATE: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT,

Defendant. To the following Defendant(s): THE UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST-EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF HELYN M. PITTS, DE-

PROPERTY HEREIN DESCRIBED:

TITLE OR INTEREST IN THE

UNKNOWN TENANT #1,

(RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: THE WEST 54 FEET OF LOT

79 AND THE EAST 20 FEET OF LOT 78, HAVEN HOMES UNIT #3, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 45, PAGES 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 2409 W Central Ave, Winter Haven, FL 33880

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before August 26, 2024 a date which is within thirty (30) days after the first publication of this Notice in 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. 2.065.

In accordance with the 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 provisions of certain assistance. Please contact the Court Administrator at Polk County Courthouse, 255 North Broadway, Bartow, FL 33831-9000, Phone No. (863) 534-4000 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired. call 1-800-995-8770 (V) (Via Florida Relay Services).

WITNESS my hand and the seal of this Court this 18 day of July, 2024. Stacy M. Butterfield

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

Kelley Kronenberg Attorney for Plaintiff 10360 West State Road 84 Fort Lauderdale, FL 33324 Aug. 30; Sept. 6, 2024 24-01225K

SECOND INSERTION

POLK COUNTY

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. 2024CA002004000000 NATIONSTAR MORTGAGE LLC, THE UNKNOWN HEIRS.

BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN LOCKE-NEWMAN A/K/A LILLIAN LOCKE NEWMAN A/K/A LILLIAN NEWMAN, DECEASED, et. al. Defendant(s).

TO: UNKNOWN HEIRS, BENEFI-CIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDI-TORS, TRUSTEES AND ALL OTH-ERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LILLIAN LOCKE-NEWMAN A/K/A LILLIAN LOCKE NEWMAN A/K/A LILLIAN NEWMAN, DECEASED and

UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ROBERT JOSEPH NEW-MAN, DECEASED and

UNKNOWN HEIRS, BENEFICIA-RIES, DEVISEES, GRANTEES, AS-SIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF TOM NEWMAN, DE-

CEASED, 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 SOUTH 62 1/2 FEET OF THE NORTH 200 FEET OF LOT 43, BLOCK 2, COUNTRY CLUB ESTATES, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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 9-30-24 / (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 22 day of August, 2024.

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

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-175852 Aug. 30; Sept. 6, 2024

SECOND INSERTION

NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA CASE NO: 2016-CA-001177 U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST, TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER, TO LASALLE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR WASHINGTON MUTUAL ASSET-BACKED CERTIFICATES, WMABS SERIES 2006-HE3 TRUST,

ALICE MARIE BRUCE A/K/A ALICE BRUCE; ET. AL.,

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated July 18, 2024 and the Order on Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale Set for August 22, 2024, in the above-styled cause, the Clerk of Circuit Court Stacy M. Butterfield, CPA, shall sell the subject property at public sale on the 27th day of September, 2024, at 10:00 am to the highest and best bidder for cash, at www.polk.realforeclose.com on the fol-

lowing described property:

LOT 41, HAMILTON SOUTH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORD-

ED IN PLAT BOOK 96, PAGE 11, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 867 Hanover

Way, Lakeland, FL 33813.

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.

/s/Meghan Keane, Esquire Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3116 Attorneys for Plaintiff Aug. 30; Sept. 6, 2024 24-01232K

BITMAN, O'BRIEN & MORAT, PLLC

Dated: August 23, 2024.

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023-CA-005115

LAKEVIEW LOAN SERVICING, Plaintiff. v.

PAUL E. BOUIYE, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 8, 2024, 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 40, Queens Cove Phase IV, according to the map or plat thereof, as recorded in Plat Book 127, Page(s) 1 and 2, of the Public Records of Polk County, Florida.

Property Address: 3956 Warbler Drive, Winter Haven, FL 33880 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

If the sale is set aside for any reason,

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

If you need special assistance due to

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

SUBMITTED on this 21st day of August, 2024. 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 Aug. 30; Sept. 6, 2024 24-01226K --- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS $\begin{array}{c} \textbf{(Summary Administration)} \\ \textbf{IN THE CIRCUIT COURT FOR} \end{array}$ POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002855 Division Probate IN RE: ESTATE OF JEREMIAH SULLIVAN

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of JEREMIAH SULLIVAN, deceased, File Number 2024-CP-002855, by the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, Florida 33830; that the decedent's date of death was April 29, 2024; that the total value of the estate is \$37,715.22, and that the names and addresses of those to whom it has been assigned by such order are:

Name Address Steven A. Faulkner, Trustee of the Jeremiah and Mary Elizabeth Sullivan Living Trust dated April 20, 2021

250 S Glen Avenue Lake Alfred, FL 33850 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with

this court WITHIN THE TIME PE-RIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER NOTWITHSTANDING BARRED. ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The petitioner has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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

The date of first publication of this Notice is August 30, 2024.

Person Giving Notice: /s/ Steve Faulkner ID D1YNtjQZ1PMxidFFgMDXfMbQ Steven A. Faulkner

250 S. Glen Avenue Lake Alfred, Florida 33850 Attorney for Person Giving Notice: /s/ Mary W. Kaplan Mary Williams Kaplan Attorney for Petitioner Florida Bar Number: 069211 640 Dartmouth St. Orlando, FL 32804 Telephone: (407) 494-6701 Fax: (407) 992-9429 E-Mail: mary@thekapfirm.com Secondary E-Mail: service_520@ecf.courtdrive.com Aug. 30; Sept. 6, 2024 24-01256K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-002810-0000-XX Division 14 IN RE: ESTATE OF

FRANCIS LEO HARNEY III

Deceased. The administration of the estate of FRANCIS LEO HARNEY III, deceased, whose date of death was October 3, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 200 Government Center Blvd., Lake Alfred, FL 33850. The name and address of the personal representative are: JEFFREY ENOCH MCCRANIE, 1515 Lagoon Road, Lakeland, Florida 33803 The name and address of the personal representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against the 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 A DATE THAT IS 3 MONTHS AF-TER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NO-TICE.

All other creditors of the decedent and other persons who have claims or demands against the 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.

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

ALL CLAIMS NOT FILED WITH-IN THE 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: August 30. 2024. /s/ James M. Flick James M. Flick Florida Bar Number: 91075 james@the floridal awyers.comkflick@thefloridalawyers.com Christian Bonta Florida Bar Number: 1010347 christian@thefloridalawyers.com service@thefloridalawyers.com WALKER FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Counsel for Personal Representative Aug. 30; Sept. 6, 2024

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

Case No. 2024CP0024950000XX IN RE-ESTATE OF-IVA YOUNG COMBEE Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Iva Young Combee, deceased, Case Number 2024CP0024950000XX, by the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, FL 33830; that the decedent's date of death was May 5, 2024; that the total value of the estate is approximately \$21,523.91 and that the names and addresses of those to whom it has been assigned by such order are:

Address The Iva Y. Combee Living Trust Dated August 9, 2016, Restatement Dated July 16, 2019, Brian K. Combee, Trustee 5415 Sunset Way North, Lake-

land, FL 33805 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is August 30, 2024.

Person Giving Notice: Brian K. Combee 5415 Sunset Way North Lakeland, FL 33805

Attorney for Person Giving Notice: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Ave., Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com Aug. 30; Sept. 6, 2024 24-01240K <u>Address</u>

NM 88415

MA 01886

1279 MOUNTAIN RD,

LAKEVIEW, AR 72642

WASHBURN, MO 65772 213 NUBBIN RIDGE TRL,

157 VAQUERO RD, CLAYTON,

3100 N LAKE SHORE DR APT 1001, CHICAGO, IL 60657

3423 STARE RD, OAKLEY, IL

5 MULBERRY LN, WESTFORD,

Week/Unit/Interest/Building

21/0022

7/0025

39/0019

43/0010

21/0016

38/0035 Contract # M93664528, Building E, Unit

Contract # M91768308, Building C, Unit

Contract # M92077184, Building D. Unit

Contract # M91724047, Building C, Unit

Contract # M91565130, Building B, Unit

Type: N/A, Fractional Interest 1.923%

--- SALES ---

SECOND INSERTION

NOTICE OF SALE

Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway #64 West Palm Beach, FL 33407

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway, Ste 64, West Palm Beach, Florida 33407 is the foreclosure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name DAVID WAYNE AUSTIN and JULIE DARLENE AUSTIN

SHARON LOUISE HATTON and RICHARD LLOYD HATTON RUSSELL D. KEAR and CAROLYN MICHELLE MARVIN S. LEVIN

JENNIFER MARTINSON A/K/A JENNIFER HUTCHINSON MARTINSON ROGER A. OLESON and

MARY K. OLESON ALDEN GARY ZEITZ and JODI ERIN ZEITZ

following described real property:

An undivided fractional interest, in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Interests in the Unit, to occupy the Unit during Use Period Number, together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

The above described Owners have failed to make the payments as required by their promissory note and mortgage recorded in $the \ Official \ Records \ Book \ and \ Page \ of \ the \ Public \ Records \ of \ Polk \ County, Florida. \ The \ amount \ secured \ by \ the \ Mortgage \ and \ Mortgage \ Angle \ Mortgage \ Mortgage \ Angle \ Mortgage \ Mort$ per diem amount that will accrue on the amount owed are stated below:

Owner Name	Mtg Polk County	Amount Secured by Mortgage	Per Diem	
	Clerk of Court			
	Book/Page/Document #			
AUSTIN/AUSTIN	10554, 1954, 2018154689	\$ 15,485.20	\$ 5.42	
HATTON/HATTON	10294, 1995, 2017203270	\$ 36,528.57	\$ 8.80	
KEAR/KEAR	10350, 1519, 2017247874	\$ 29,575.70	\$ 9.40	
LEVIN	10293, 497, 2017201961	\$ 30,930.37	\$ 10.05	
MARTINSON A/K/A	N/A, N/A, 2022042459	\$ 53,763.62	\$ 16.36	
JENNIFER HUTCHINSON	N			
MARTINSON				
OLESON/OLESON	10284, 1956, 2017195432	\$ 61,731.54	\$ 15.59	
ZEITZ/ZEITZ	10423, 662, 2018055836	\$ 59,320.03	\$ 15.40	
Notice is hereby given that of	on October 7, 2024, 11:00 a.m., Eastern	time, at My Office & More, 12	22 E. Main Street, Lakel	

33801, the Trustee will offer for sale the above described Properties. If you intend to attend this sale but are unable to travel due to Covid-19 restrictions, please call the office of Jerry E. Aron, P.A. at 561-478-0511.

In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-

477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-

477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f), Florida Statutes.

TRUSTEE:

Jerry E. Aron, P.A. By: /s/ Dianne Black Print Name: Dianne Black Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

Sworn to and subscribed before me this August 21, 2024, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me.

 $(Notarial\ Seal)\ /s/\ Sherry\ Jones$ Print Name: Sherry Jones NOTARY PUBLIC STATE OF FLORIDA Commission Number: HH 215271

August 30; September 6, 2024

My commission expires: 2/28/26 24-01243K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE $\begin{array}{c} \text{TENTH JUDICIAL CIRCUIT IN AND} \\ \text{FOR POLK COUNTY,} \end{array}$ FLORIDA

CASE NO. 2022CA003801000000 REVERSE MORTGAGE FUNDING Plaintiff. vs

JANNIFER CHRISTIAN PIERRE FRANCOIS, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED, et al. **Defendant(s).**NOTICE IS HEREBY GIVEN pursuant

to a Final Judgment of Foreclosure dated February 02, 2023, and entered in 2022CA003801000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein REVERSE MORTGAGE FUNDING LLC is the Plaintiff and JANNIFER CHRISTIAN PIERRE PERSONAL FRANCOIS. AS REPRESENTATIVE OF THE ESTATE OF JAKE CHRISTIAN, DECEASED; JANNIFER CHRISTIAN PIERRE FRANCOIS; UNITED STATES OF AMERICA, ACTING ON BEHALF

OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; THEODORA BARNETT are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 17, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 39, LAKEVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 50, PAGE 41, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 39 QUEENS CT, FROSTPROOF, FL 33843 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at (863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the court-house 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

Dated this 26 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100

Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email:

dsalem@raslg.com 21-145342 - EuE

Aug. 30; Sept. 6, 2024 24-01253K

SECOND INSERTION

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

CASE NO. 2024CA000138000000 SPECIALIZED LOAN SERVICING

Plaintiff, vs.
JOSEPH BERGERON, et al. Defendant(s).

HEREBY GIVEN NOTICE IS pursuant to a Final Judgment of Foreclosure dated July 19, 2024, and entered in 2024CA000138000000 of the Circuit Court of the TENTH Judicial Circuit in and for Polk County, Florida, wherein SPECIALIZED LOAN SERVICING LLC is the Plaintiff and JOSEPH BERGERON; JPMORGAN CHASE BANK, N.A.: POLO PARK HOME OWNER'S ASSOCIATION, INC. are the Defendant(s). Stacy M. Butterfield as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.polk.realforeclose.com, at 10:00 AM, on September 17, 2024, the following described property as set

forth in said Final Judgment, to wit: LOT 3, BLOCK 9, POLO PARK PHASE 1-B, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 77 PAGES 13 AND 14 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH A 1987 MANUFACTURED HOME WITH ID NUMBER LFLBA2A & BHO93310271. Property Address: 721 POLO PARK BLVD, 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 in accordance with Florida Statutes, Section

IMPORTANT AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs assistance in order to participate in a program or service of the State Courts System, you should contact the Office of the Court Administrator at

(863) 534-4686 (voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance or visit to the courthouse as possible. Please be prepared to explain your functional limitations and suggest an auxiliary aid or service that you believe will enable you to effectively participate in the court program or service.

Dated this 26 day of August, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff

6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com

23-158121 - MiM

Aug. 30; Sept. 6, 2024

24-01254K

SECOND INSERTION

NOTICE OF SALE

Prepared by and returned to: Jerry E. Aron, P.A. 801 Northpoint Parkway #64 West Palm Beach, FL 33407

Jerry E. Aron, P.A., having street address of 801 Northpoint Parkway., Suite 64, West Palm Beach, Florida 33407 is the fore-closure trustee (the "Trustee") of Holiday Inn Club Vacations Incorporated, having a street address of 9271 S. John Young Pkwy, Orlando, Fl. 32819 (the "Lienholder") pursuant to Section 721.855 and 721.856, Florida Statutes and hereby provides this Notice of Sale to the below described timeshare interests:

Owner Name <u>Address</u> 19 CATSKILL ST, ALBANY, JOHN CHANEY

NY 12203

205 BARRACUDA ST, HITCHCOCK, TX 77563

MA 01020 and 145 MANCHESTER TER,

37 DEANE ST, CHICOPEE,

SPRINGFIELD, MA 01108 2117 TEAL BAY BEND LN,

LEAGUE CITY, TX 77573

PO BOX 4059, DALLAS, TX

3302 HOLLY LN, ROWLETT,

75208 and 17708 LOCH LINNHE

LOOP, PFLUGERVILLE, TX 7866

CASSIE CREED and ANDREW SEMPLE

RUSSELL A MASON and

ALEXANDER PRICE IV and

JUSTIN T WATKINS and ERIN D

VIRGINIA J MASON

Contract # 6523878, Fractional Interest 1.923% TIMOFEY KOROBKOV and SVETLANA KOROBKOV

1/0414, AMBASSADOR.

Contract # 6511239, Fractional Interest 1.923% 35/0104, AMBASSADOR, Contract # 6840358, Fractional Interest 1.923%

2/0416, AMBASSADOR,

28/0413, AMBASSADOR,

37/0409, AMBASSADOR,

Contract # 6536587, Fractional Interest 1.923%

Week/Unit

1204 W SAN ANTONIO ST, BROKEN ARROW, OK 74012 and Contract # 6522548, Fractional Interest 1.923%

62501 Contract # 6510054, Fractional Interest 1.923% 174 200TH AVE, FAIRMONT, MN 35/0414, AMBASSADOR,

Contract # 6545319, Fractional Interest 1.923%

Whose legal descriptions are (the "Property"): The above described Interest %, Use Period No./Unit No., Unit Type, of the

Contract # M92489946, Building B, Unit Type: N/A, Fractional Interest 1.923% Whose legal descriptions are (the "Property"): The above described Fractional Interest, Use Period No./Unit No., Building No. of the following described real property: An undivided interest as tenant-in-common in and to the above Unit No. and Building No. of Orlando Breeze Resort, a vacation resort in Polk County, Florida, located at 121 Emerald Loop, Davenport, Florida 33897 (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, cov-

enants, conditions and provisions in the Declaration and any amendments thereto The above described Owners have failed to make the required payments of assessments for common expenses as required by the condominium documents. A claim of lien and assignment thereof in the amount stated below, and which will accrue the per diem amount stated below, were recorded in the official book and page of the public records of Polk County, Florida, as stated

DCIOW.				
Owner Name	Lien Doc #	Assign Doc #	Lien Amt	Per Diem
CHANEY	2023138882	2023141483	\$3,346.26	\$ 0.00
CREED/SEMPLE	2023138882	2023141483	\$4,127.02	\$ 0.00
KOROBKOV/				
KOROBKOV	2023038882	20230141483	\$4,153.79	\$ 0.00
MASON/MASON	2023038882	20230141483	\$4,927.33	\$ 0.00
PRICE IV/PRICE	2023138882	2023141483	\$3,531.57	\$ 0.00
WATKINS/WATKINS	2023038882	20230141483	\$3,784.36	\$ 0.00
Notice is hereby given that on O	atahan 7 0004 at 11,00 a m	Factory time at My Office & More	100 E Main C	tuoot I alvalar

Notice is hereby given that on October 7, 2024, at 11:00 a.m., Eastern time, at My Office & More, 122 E. Main Street, Lakeland, ${
m FL\,33801}$, the Trustee will offer for sale the above described Property.

If you would like to attend the sale but have Covid-19 related travel restrictions, please call Trustee at 561-478-0511. In order to ascertain the total amount due and to cure the default, please call Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679, before you make any payment.

An Owner may cure the default by paying the total amounts due to Holiday Inn Club Vacations Incorporated, by sending payment of the amounts owed by money order, certified check, or cashier's check to Jerry E. Aron, P.A. at 801 Northpoint Parkway, Suite 64, West Palm Beach, Florida 33407, or with your credit card by calling Holiday Inn Club Vacations Incorporated at 407-477-7017 or 866-714-8679. at any time before the property is sold and a certificate of sale is issued.

A Junior Interest Holder may bid at the foreclosure sale and redeem the Property per Section 721.855(7)(f) or 721.856(7)(f),

TRUSTEE:

Jerry E. Aron, P.A. By: /s/ Dianne Black Print Name: Dianne Black Title: Authorized Agent

FURTHER AFFIANT SAITH NAUGHT.

RE-NOTICE OF

FORECLOSURE SALE

IN THE CIRCUIT COURT FOR THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

Sworn to and subscribed before me this August 20, 2024, by Dianne Black, as authorized agent of Jerry E. Aron, P.A. who is personally known to me

> (Notarial Seal) /s/ Sherry Jones Print Name: Sherry Jones Commission Number: HH 215271

NOTARY PUBLIC STATE OF FLORIDA My commission expires: 2/28/26

August 30; September 6, 2024

SECOND INSERTION

PAGES 22, 23 AND 24, PUBLIC

CIRCUIT CIVIL DIVISION CASE NO.: 2023CA000490000000

CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP

Plaintiff(s), vs. RANDY FAUTEUX A/K/A RANDY MICHAEL FAUTEUX; et al.,

Defendant(s).NOTICE IS HEREBY GIVEN THAT, pursuant to the Agreed Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on August 15, 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 30th day of September, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order,

LOT 38, COUNTRY TRAILS PHASE FOUR UNIT 2, RE-CORDED IN PLAT BOOK 90,

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

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

Any person claiming an interest in the

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

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

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

24-01244K

I HEREBY CERTIFY a true and correct copy of the foregoing has been furnished to all parties on the attached service list by e-Service or by First Class U.S. Mail on this 22nd day of August 2024:

Respectfully submitted, /s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 22-009177-1 Aug. 30; Sept. 6, 2024

THIRD INSERTION

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

CASE NO. 2024CA002704 CHEAP HOME FINDERS, INC. Plaintiff, vs.

COUNTY, FLORIDA

EDWINA ESPELETA Defendant. To: EDWINA ESPELETA

1. This will serve as statutory notice per Florida Statute 49.08 that CHEAP HOME FINDERS, INC, has filed suit against you in Circuit Court of the 10th Judicial Circuit seeking relief under an action to quiet title to real property that exceeds \$15,000.00 in value located in Polk County, Florida

2. The matter has been assigned case number 532024CA002704. It is pending before Judge MICHAEL PATRICK MCDANIEL.

3. The description for the real prop erty involved in the litigation is: East 35 feet of Lot 5, Block 2, LE

ROY PARK according to the map or plat thereof as recorded in Plat Book 13, Page 19, Public Records of Polk County,

4. The plaintiff is represented by Svetlana Z Nemeroff, Esq., address is 101 SE Ocean Blvd, Suite 102, Stuart, FL 34994.

5. You must file your defenses to this matter not less 60 days after the

first publication of notice in The Polk County News.

6. Your defenses should be filed with the Polk County Courthouse, 255 North Broadway Avenue, Bartow, FL 33830 and a copy to Svetlana Z Nemeroff, Esq. /s/ Syelana Z Nemeroff Law offices of Svetlana Z. Nemeroff Svetlana Z. Nemeroff/FL Bar: 103113

sznlaw@gmail.com/ sznemeroff@gmail.com 101 SE Ocean Blvd.,

Suite 102 Stuart, Florida 34994 Telephone: (772) 341 7031 Facsimile: (772) 324 5438 Aug. 23, 30; Sept. 6, 13, 2024





legal@businessobserverfl.com

--- ESTATE ---

NOTICE TO CREDITORS IN THE TENTH CIRCUIT COURT IN AND FOR POLK COUNTY, STATE OF FLORIDA

SECOND INSERTION

PROBATE DIVISION FILE NO: 24-CP-002135 DIV.: Probate IN RE: ESTATE OF ALVIN WALKER, Deceased.

The administration of the Estate of AL-VIN WALKER, deceased, whose date of death was December 30, 1993, File Number 24-CP-002135, is pending in the Circuit Court for POLK County, Florida, PROBATE, GUARDIANSHIP, MENTAL HEALTH AND TRUST DI-VISION, the address of which is Clerk of Court, ATTN: Probate, 7530 Little Road, New Port Richey, FL 34654.

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR $30~\mathrm{DAYS}$ 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 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 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 the 30th day of August, 2024. /s/ Bobby E. Walker

BOBBY E. WALKER

Personal Representative /s/ Gerald L. Hemness, Jr. Gerald L. Hemness, Jr. Florida Bar # 67695 Of Counsel to Kenneth Hutto, Esq. Attorney for Petitioner 842 S. Missouri Ave. Lakeland, FL 33815 (863) 662-0934 Telephone Florida Bar No. 693847 Email: ken@huttoassocia Aug. 30; Sept. 6, 2024 24-01247K

SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-2632 IN RE: ESTATE OF ROBERT HARRY CONLEY

Deceased. The administration of the estate of

Robert Harry Conley, deceased, whose date of death was March 27, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth-

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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: August 30, 2024.

Personal Representative: Kevin Conley

3333 Ellington Rd Hiawassee, Georgia 30546 Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law,

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA File No. 2024CP0022020000XX

Probate Division IN RE: ESTATE OF WALTER KATKOVSKY Deceased.

The administration of the estate of Walter Katkovsky, deceased, File Number 2024CP0022020000XX, whose date of death was March 7, 2024 is pending in the Circuit Court for Polk County. Florida, Probate Division, the address of which is P.O. Box 9000, Drawer CC-4. Bartow, Florida, 33831. The name 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORI-DA 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 DECEDENTS DATE OF DEATH IS BARRED

The date of first publication of this Notice is August 30, 2024.

Personal Representative: Jeffrey Schoendorf c/o Law Office of Jeffrey A. Rosenberg, PLLC 5255 North Federal Highway, Ste 306 Boca Raton, FL 33487

Telephone: 561-347-8376 Attorney for Personal Representative: Jeffrey A. Rosenberg Florida Bar No. 0734411 Law Office of Jeffrey A. Rosenberg, PLLC 5255 North Federal Highway, Ste 306 Boca Raton, FL 33487 E-mail: jrose@rosenbergilaw.com Aug. 30; Sept. 6, 2024 24-01257K

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 0012040000XX IN RE: ESTATE OF FRANKLIN MCROBIE Deceased.

The administration of the estate of FRANKLIN MCROBIE, deceased, whose date of death was May 22, 2023. is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is P.O. Box 9000 #CC-4, Bartow, FL 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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 August 30, 2024.

Personal Representative: Sonya McRobie Mayes 6635 Coronet Road

Lakeland, Florida 33811 Attorney for Personal Representative: Long H. Duong Florida Bar Number: 11857 LD Legal, LLC 11 NW 33rd Court Gainesville, FL 32607 Telephone: (352) 371-2670 Fax: (866) 440-9154 E-Mail: long@ldlegal.com Aug. 30; Sept. 6, 2024 24-01229K

SECOND INSERTION

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

Case No.: 53-2024-CP-002669-000-00 IN RE: ESTATE OF DONALD BRIAN GORMAN

Deceased.

The administration of the estate of Donald Brian Gorman, deceased, whose date of death was June 16, 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.

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

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

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

The date of first publication of this notice is August 30th, 2024.

Personal Representative Lindsey Starr Russell

1717 Austin Lane, St. Augustine, Florida 32092 Attorney for Personal Representative: Katrina G. Harden, Esq. Florida Bar No.: 84240 Law Office of Katrina G. Harden, PLLC 425 Town Plaza Ave. Ponte Vedra, FL 32081 Telephone: (904) 789-5899 E-mail Address: law@katrinaharden.com 24-01251K Aug. 30; Sept. 6, 2024

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0022980000XX Division: Probate IN RE: ESTATE OF ASHLEY RHEA BIANCHI ROBERTS Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the Estate of Ashley Rhea Bianchi Roberts, deceased, Case Number 2024CP0022980000XX, by the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830, that the decedent's date of death was November 27, 2023; that the total value of the estate is approximately \$532.21 and the name and address of those to whom it has been assigned by such Order is:

Name Address Amanda Lynn Roberts P.O. Box 605, Kathleen, FL 33849 ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is August 30, 2024.

CLAIM FILED TWO (2) YEARS OR

Person Giving Notice: Amanda Lynn Roberts

Attorney for Person Giving Notice: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP PA 425 S. Florida Ave., Suite 101 Lakeland, FL 33801 Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com 24-01231K Aug. 30; Sept. 6, 2024

Simone M. Miranda

deceased. The administration of the estate of Simone M. Miranda, deceased, Case Number 24CP-2779, 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 per-

sonal representative and the personal

representative's attorney are set forth

IN RE: ESTATE OF

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

NOTICE TO CREDITORS and other persons having claims or IN THE CIRCUIT COURT FOR demands against the decedent's estate. POLK COUNTY, must file their claims with this court FLORIDA WITHIN 3 MONTHS AFTER THE PROBATE DIVISION DATE OF THE FIRST PUBLICATION Case Number: 24CP-2779 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 August 30, 2024.

/s/ Vincent M. Miranda Personal Representative Address: 2112 Farrington Drive Lakeland, FL 33809

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 Aug. 30; Sept. 6, 2024

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF DEFAULT AND INTENT TO FORECLOSE May 9, 2024

Jerry E. Aron, P.A. has been appointed as Trustee by Holiday Inn Club Vacations Incorporated for the purposes of instituting a Trustee Foreclosure and Sale under Florida Statutes 721.856. The obligors listed below are hereby notified that you are in default on your account by failing to make the required payments pursuant to your Promissory Note. Your failure to make timely payments resulted in you defaulting on the Note/Mortgage.

TIMESHARE PLAN: ORLANDO BREEZE RESORT

An undivided fractional fee interest (described below) in the Orlando Breeze Resort timeshare plan, located at 121 Emerald Loop, Davenport, Florida 33897 ('Project"), together with the exclusive right, as among the other Owners of Vacation Ownership Intrests in the Unit, to occupy the Unit during Use Period Number (described below) together with an undivided intrest in common elements appurtenant thereto of Orlando Breeze Resort: according to the Declaration of Restrictions, Covenants, and Conditions for Orlando Breeze Resort, recorded in the Official Records Book 06046, Pages 0473-0535, Public Records of Polk County, Florida, as amended from time to time ("Declaration")

Contract Number: 6545319 - AL-DEN GARY ZEITZ ("Owner(s)"), 174 200TH AVE, FAIRMONT, MN 56031, Week 35 in Unit No. 0414/ Unit Type: AMBASSADOR / Fractional Interest 1.923% / Principal Balance:

\$59,320.03 / Mtg Doc #2018055836 You have the right to cure the default by paying the full amount set forth above plus per diem as accrued to the date of payment, on or before the 30th day after the date of this notice. If payment is not received within such 30-day period, additional amounts will be due. The full amount has to be paid with your credit card by calling Holiday Inn Club Vacations Incorporated at 866-714-8679. Failure to cure the default set forth

herein or take other appropriate action regarding this matter will result in the loss of ownership of the timeshare through the trustee foreclosure procedure set forth in F.S. 721.856. You have the right to submit an objection form, exercising your right to object to the use of trustee foreclosure procedure. If the objection is filed this matter shall be subject to the to the judicial foreclosure procedure only. The default may be cured any time before the trustee's sale of your timeshare interest. If you do not object to the use of trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are sufficient to offset the amounts secured by the lien. Pursuant to the Fair Debt Collection

Practices Act, it is required that we state the following: THIS IS AN ATTEMPT TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. By: Jerry E. Aron, P.A., Trustee, 801 Northpoint Parkway, Suite 64,

West Palm Beach, FL 33407 24-01227K Aug. 30; Sept. 6, 2024

--- **SALES** ---

SECOND INSERTION

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

CASE NO: 53-2023-CA-005164 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR BCAT

Plaintiff, vs KIMBERLY HARPER A/K/A KIMBERLY DENECE HARPER A/K/A KIMBERLY D. HARPER F/K/A KIMBERLY D. CLIFFORD,

Defendant(s).

NOTICE IS GIVEN that, in accordance with the Amended Consent Final Judgment entered on July 31, 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 September 30, 2024 at 10:00 A.M., at www.polk.realforeclose.com, the following described property: THE LAND REFERRED TO IN

THIS EXHIBIT IS LOCATED IN THE COUNTY OF POLK AND THE STATE OF FLORI-DA AND DESCRIBED AS FOL-LOWS:

LOT 14, BLOCK A, DINNER LAKE ESTATES UNIT 1 AC-CORDING TO PLAT THERE-OF, AS RECORDED IN PLAT BOOK 58, PAGE 6, PUBLIC RECORDS OF POLK COUNTY. FLORIDA. AND

LOT 15 IN BLOCK A OF DIN-NER LAKE ESTATES, UNIT #1, 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 58,

PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. TOGETHER WITH THAT CERTAIN MOBILE HOME DESCRIBED AS: 1974, MEAD, G13469A AND B, TITLE #S: 13320460 AND 13320461. Property Address: 14 Robin Ln,

Winter Haven, FL 33880 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 REFORE 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 27, 2024 /s/ Kelley L. Church Kelley L. Church, Esquire Florida Bar No.: 100194 Quintairos, 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 E-mail: kchurch@qpwblaw.com Attorney for Plaintiff Matter # FL-002194-23 -Case # 2023-CA-005164 24-01250K Aug. 30; Sept. 6, 2024

--- SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.

532022CA002824000000 MIDFIRST BANK

MARILYN J CLEMENTE A/K/A MARILYN CLEMENTE; MARIANO BARBOZA; UNKNOWN TENANT 1; UNKNOWN TENANT 2; MV REALTY PBC, LLC, A FLORIDA LIMITED LIABILITY COMPANY; SMART ENERGY, INC. D/B/A SMART ENERGY

Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on June 20, 2024, in this cause, in the Circuit Court of Polk County, Florida, the office of Stacy M. Butterfield, Clerk of the Circuit Court, shall sell the property situated in Polk County, Florida, described as:

a, described as:

LOT 13, BLOCK B, NORTHSHORE HIGHLANDS, A
SUBDIVISION ACCORDING
TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 77, PAGE 27, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

a/k/a 848 WILDABON AVE, LAKE WALES, FL 33853-3444 at public sale, to the highest and best bidder, for cash, online at www.polk. realforeclose.com, on September 06, 2024 beginning at 10:00 AM.

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 entlited, 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 St. Petersburg, Florida this 23rd. day of August, 2024. eXL Legal, PLLC Designated Email Address: efiling@exllegal.com 12425 28th Street North, Suite 200 St. Petersburg, FL 33716 Telephone No. (727) 536-4911 Attorney for the Plaintiff /s/ Isabel López Rivera Isabel López Rivera FL Bar: 1015906 1000008166 Aug. 30; Sept. 6, 2024 24-01238K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45, FLORIDA STATUTES IN THE COUNTY COURT OF THE

TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2023CC-007189-0000-00 ORCHID GROVE HOMEOWNERS ASSOCIATION, INC.,

Plaintiff, vs. YANARIS RAMOS PAGAN, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/19/2024, in Case No.: 2023CC-007189-0000-00 of the County Court in and for Polk County, Florida, wherein ORCHID GROVE HOMEOWNERS ASSOCIATION, INC., is the Plaintiff and VANARIS RAMOS PAGAN, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https:// www.polk.realforeclose.com, in cordance with Section 45.031, Florida Statutes, on 9/20/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 240, Orchid Grove, according to the map or plat thereof, as recorded in Plat Book 169, Page(s) 10 through 16, 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, 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 27, 2024 By: /s/Frank J. Lacquaniti Frank J. Lacquaniti, Esquire Florida Bar No.: 26347 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Aug. 30; Sept. 6, 2024

24-01230K

andrew@oram.law

Aug. 30; Sept. 6, 2024

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

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.