

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 APPLESEED HOME EDUCATION located at 304 E. Pine Street, Suite 176 in the City of Lakeland, Polk County, FL 33801 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 7th day of September, 2024.

Applewood Education, LLC
September 13, 2024 24-01303K

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 Premier home care staffing agency located at 1703 sandalwood circle sw in the City of Winter haven, Polk County, FL 33880 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 9th day of September, 2024.

Veronica carter
September 13, 2024 24-01309K

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that EDGARDO'S COMPANY LLC, OWNER, desiring to engage in business under the fictitious name of FOGON CATRACHO RESTAURANT located at 621 MAGNOLIA AVE, AUBURNDALE, Florida 33823 intends to register the said name in Polk county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

September 13, 2024 24-01304K

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 The Jolly Corgi located at 316 Loma Del Sol Dr. in the City of Davenport, Polk County, FL 33896 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2024.

Mackenzie Halliday
September 13, 2024 24-01308K

FIRST INSERTION

Notice of Public Sale

The following personal property of: Stephen Michael Reutzell will on October 15, 2024 at 8:30 a.m. at 330 Brewer Rd, Polk County, Lakeland, FL 33813, will be sold for cash to satisfy storage fees in accordance with Florida Statutes Section 715.109:

BROO 1979 Mobile Home,
VIN FLFL2A933321645/
FLFL2B933321645, TITLE
NO:17420518/17420519
And all other personal property located therein

Prepared by Tracy McDuffie, 4111 W Cypress Street, Tampa, FL 33607
September 13th and September 20th, 2024
September 13, 20, 2024 24-01325K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 09/27/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1973 CADI mobile home bearing vehicle identification number 3948T and all personal items located inside the mobile home. Last Tenant: Tommie Yvonne Crow and James Joseph Crow. Sale to be held at: Woodall's Mobile Home Village, 2121 New Tampa Highway, Lakeland, Florida 33815, 863-686-7462.

September 13, 20, 2024 24-01327K

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of BRICKNER ELECTRIC located at 671 Spanish Pine Rd , in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 5th day of September, 2024.

BRICKNER ELECTRIC, INC.
September 13, 2024 24-01301K

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 Jim Baker's Auto Service located at 410-B West Brannen Rd in the City of Lakeland, Polk County, FL 33813 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of September, 2024.

America Transport Services LLC
Neil Paul
September 13, 2024 24-01307K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 FLEE mobile home bearing Vehicle Identification Numbers FLFL2AF493207846 and FLFL2BF493207846 and all personal items located inside the mobile home. Last Tenant: Chelsea Dawn Steber. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

September 13, 20, 2024 24-01324K

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/4/2024 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 CLAR mobile home bearing Vehicle Identification Numbers FLFL1AD517005633 and FLFL1BD517005633 and all personal items located inside the mobile home. Last Tenant: Kathleen McAnistan, Joseph McAnistan, Daniel Carlson, as occupant and Kathleen Kennedy McAnistan. Sale to be held at: Kings Manor, 1500 West Highland Street, Lakeland, Florida 33815, 863-688-3228.

September 13, 20, 2024 24-01323K

FIRST INSERTION

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

File No. 53-2024-CP-001834-0000-XX
IN RE: ESTATE OF BARBARA COLLIER CASON Deceased.

TO: ALL PERSONS HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE, OR INTEREST IN THE ESTATE OF THE DECEDENT, BARBARA COLLIER CASON

YOU ARE NOTIFIED that a Curator's Petition for Determination of Beneficiary has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are:

Mark G. Turner, Esquire
255 Magnolia Avenue SW
Winter Haven, FL 33880

on or before October 7, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on this 3rd day of September, 2024.

/s/ Stacy Butterfield, CPA
As Clerk of the Court
By: Loretta Hill
As Deputy Clerk

First publication on September 13, 2024.

Sept. 13, 20, 27; Oct. 4, 2024
24-01296K

FIRST INSERTION

PUBLIC NOTICE OF INTENT TO ISSUE AIR PERMITS

Florida Department of Environmental Protection
Southwest District Office
Draft Title V Air Operation Permit No. 1050292-011-AV
Draft Air Construction Permit Modification No. 1050292-012-AC
Industrial Composite Systems, LLC, Industrial Plastic Systems
Polk County, Florida

Applicant: The applicant for this project is Industrial Composite Systems, LLC. The applicant's responsible official and mailing address are: Michael Brown, President, Industrial Composite Systems, LLC, 4225 Drane Field Road, Lakeland, Florida 33811.

Facility Location: The applicant operates the existing Industrial Plastic Systems, which is in Polk County at 4225 Drane Field Road, Lakeland, Florida 33811.

Project: The applicant applied on March 29, 2024, to the Department for a renewed Title V air operation permit and an air construction permit modification. This facility manufactures reinforced fiberglass products (pipe, vessels, ductwork, hoods, stacks and other custom fabrications). There are three primary types of open molding done at this facility; non-atomized mechanical spray, filament winding spray-on process (pipe), and manual hand molding.

The purpose of this permitting project is to renew the existing Title V air operation Permit No. 1050292-010-AV and issue air construction Permit No. 1050292-012-AC for the above referenced facility. The air construction permit modification revises multiple underlying conditions authorized in a previously issued air construction permit primarily related to removing an obsolete emission limit and recordkeeping requirements for styrene and volatile organic compounds emissions. The project does not cause an increase in the emissions of any pollutant.

Permitting Authority: Applications for air construction permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-212 of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and an air permit is required to perform the proposed work.

Applications for Title V air operation permits are subject to review in accordance with the provisions of Chapter 403, Florida Statutes (F.S.) and Chapters 62-4, 62-210 and 62-213, of the Florida Administrative Code (F.A.C.). The proposed project is not exempt from air permitting requirements and a Title V air operation permit is required to operate the facility.

The Southwest District is the Permitting Authority responsible for making a permit determination for these projects. The Permitting Authority's physical address is: 13051 N. Telecom Parkway, Temple Terrace, Florida 33637-0926. The Permitting Authority's mailing address is: 13051 N. Telecom Parkway, Temple Terrace, Florida 33637-0926. The Permitting Authority's telephone number is 813-470-5700.

Project File: A complete project file is available for public inspection during the normal business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday (except legal holidays), at the address indicated above for the Permitting Authority. The complete project file includes the draft air construction permit, the draft Title V air operation permit, the Statement of Basis, the application, and the information submitted by the applicant, exclusive of confidential records under Section 403.111, F.S. Interested persons may view the draft permits by visiting the following website: <https://fldep.dep.state.fl.us/air/emission/apds/default.asp> and entering the permit number shown above. Interested persons may contact the Permitting Authority's project review engineer for additional information at the address or phone number listed above.

Notice of Intent to Issue Air Permit: The Permitting Authority gives notice of its intent to issue an air construction permit to the applicant for the project described above. The applicant has provided reasonable assurance that operation of proposed equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-210, 62-212, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a final permit in accordance with the conditions of the proposed draft air construction permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

The Permitting Authority gives notice of its intent to issue a Title V air operation permit to the applicant for the project described above. The applicant has provided reasonable assurance that continued operation of existing equipment will not adversely impact air quality and that the project will comply with all appropriate provisions of Chapters 62-4, 62-204, 62-210, 62-212, 62-213, 62-296 and 62-297, F.A.C. The Permitting Authority will issue a final Title V air operation permit in accordance with the conditions of the draft/proposed Title V air operation permit unless a timely petition for an administrative hearing is filed under Sections 120.569 and 120.57, F.S. or unless public comment received in accordance with this notice results in a different decision or a significant change of terms or conditions.

Comments: The Permitting Authority will accept written comments concerning the draft air construction permit for a period of 14 days from the date of publication of the Public Notice. Written comments must be received by the Permitting Authority by close of business (5:00 p.m.) on or before the end of this 14-day period. If written comments received result in a significant change to the draft air construction permit, the Permitting Authority shall revise the draft air construction permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection.

The Permitting Authority will accept written comments concerning the draft Title V air operation permit for a period of 30 days from the date of publication of the Public Notice. Written comments must be received by the close of business (5:00 p.m.) on or before the end of this 30-day period by the Permitting Authority at the above address. As part of his or her comments, any person may also request that the Permitting Authority hold a public meeting on this permitting action. If the Permitting Authority determines there is sufficient interest for a public meeting, it will publish notice of the time, date, and location in the Florida Administrative Register (FAR). If a public meeting is requested within the 30-day comment period and conducted by the Permitting Authority, any oral and written comments received during the public meeting will also be considered by the Permitting Authority. If timely received written comments or comments received at a public meeting result in a significant change to the draft Title V air operation permit, the Permitting Authority shall issue a revised draft Title V air operation permit and require, if applicable, another Public Notice. All comments filed will be made available for public inspection. For additional information, contact the Permitting Authority at the above address or phone number.

Petitions: A person whose substantial interests are affected by the proposed permitting decision may petition for an administrative hearing in accordance with Sections 120.569 and 120.57, F.S. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the Public Notice or receipt of a written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who asked the Permitting Authority for notice of agency action may file a petition within 14 days of receipt of that notice, regardless of the date of publication. A petitioner shall mail a copy of the petition to the applicant at the address indicated above, at the time of filing. A petition for administrative hearing must contain the information set forth below and must be filed (received) with the Agency Clerk in the Office of General Counsel, 3900 Commonwealth Boulevard, MS 35, Tallahassee, Florida 32399-3000. Agency_Clerk@dep.state.fl.us, before the deadline. The failure of any person to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the approval of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

A petition that disputes the material facts on which the Permitting Authority's action is based must contain the following information: (a) The name and address of each agency affected and each agency's file or identification number, if known; (b) The name, address, any email address, telephone number and any facsimile number of the petitioner; the name, address, any email address, telephone number, and any facsimile number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination; (c) A statement of when and how each petitioner received notice of the agency action or proposed decision; (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate; (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends require reversal or modification of the agency's proposed action; (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action including an explanation of how the alleged facts relate to the specific rules or statutes; and, (g) A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the agency to take with respect to the agency's proposed action. A petition that does not dispute the material facts upon which the Permitting Authority's action is based shall state that no such facts are in dispute and otherwise shall contain the same information as set forth above, as required by Rule 28-106.301, F.A.C.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Permitting Authority's final action may be different from the position taken by it in this written notice of Intent to Issue Air Permit. Persons whose substantial interests will be affected by any such final decision of the Permitting Authority on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Extension of Time: Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation: Mediation is not available for this proceeding.

Objections: Finally, pursuant to 42 United States Code (U.S.C.) Section 7661d(b)(2), any person may petition the Administrator of the EPA within 60 days of the expiration of the Administrator's 45-day review period as established at 42 U.S.C. Section 7661d(b)(1), to object to the issuance of any Title V air operation permit. Any petition shall be based only on objections to the permit that were raised with reasonable specificity during the 30-day public comment period provided in the Public Notice, unless the petitioner demonstrates to the Administrator of the EPA that it was impracticable to raise such objections within the comment period or unless the grounds for such objection arose after the comment period. Filing of a petition with the Administrator of the EPA does not stay the effective date of any permit properly issued pursuant to the provisions of Chapter 62-213, F.A.C. Petitions filed with the Administrator of EPA must meet the requirements of 42 U.S.C. Section 7661d(b)(2) and must be filed with the Administrator of the EPA at: U.S. Environmental Protection Agency, Office of the Administrator, 1200 Pennsylvania Avenue, N.W., Mail Code: 1101A, Washington, DC 20460. For more information regarding EPA review and objections, visit EPA's Region 4 web site at <http://www2.epa.gov/caa-permitting/florida-proposed-title-v-permits>.
September 13, 2024 24-01313K

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 Highland Meadows II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025 Regular Meetings of the Board of Supervisors of the Highland Meadows II Community Development District shall be held at the **Shamrock First Baptist Church, 2661 Marshall Rd., Haines City, FL 33844**. The meetings will convene at the time listed below. The meeting dates are as follows:

October 24, 2024 at 4:30 p.m.
November 12, 2024 at 4:30 p.m.
December 10, 2024 at 4:30 p.m.
January 23, 2025 at 4:30 p.m.
February 27, 2025 at 4:30 p.m.
March 27, 2025 at 4:30 p.m.
April 24, 2025 at 4:30 p.m.
May 22, 2025 at 4:30 p.m.
June 26, 2025 at 4:30 p.m.
July 24, 2025 at 4:30 p.m.
August 28, 2025 at 4:30 p.m.
September 25, 2025 at 4:30 p.m.

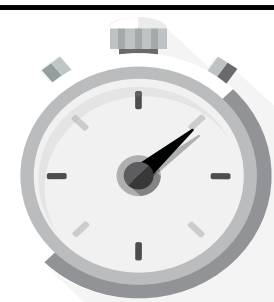
The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and

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) 565-4663, one week prior to the meeting.

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) 565-4663. 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 prior to the date of the hearing and meeting.

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
September 13, 2024 24-01310K



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com



--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF CUSTOMER SERVICE HEARINGS AND TECHNICAL HEARING TO CUSTOMERS OF SUNSHINE WATER SERVICES COMPANY AND ALL OTHER INTERESTED PERSONS

DOCKET NO. 20240068-WS

APPLICATION FOR INCREASE IN WATER AND WASTEWATER RATES IN CHARLOTTE, HIGHLANDS, LAKE, LEE, MARION, ORANGE, PASCO, PINELLAS, POLK AND SEMINOLE COUNTIES BY SUNSHINE WATER SERVICES COMPANY

ISSUED: September 13, 2024

NOTICE is hereby given that the Florida Public Service Commission ("Commission") will hold virtual and in-person customer service hearings, and an in-person technical hearing in the above docket on the application for increase in water and wastewater rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk and Seminole Counties by Sunshine Water Services Company ("Utility"). The hearings will commence at the times and dates shown below.

COMPANY OVERVIEW - SUNSHINE WATER SERVICES COMPANY

Clean water service delivered to your home is critical to your family and we are happy to have been granted the license to serve your territory.

While we understand this is a challenging time, we are committed to delivering quality service to you, our customer. At this time, we are requesting an increase in rates to enable us to continue delivering safe, clean water to you.

We have filed a request (Docket No. 20240068-WS) with the Florida Public Service Commission (Commission) requesting a future increase in our water and wastewater rates that would likely take effect in mid-2025.

If approved as filed, the rate increase will vary by customer depending upon usage. We expect typical residential customers with monthly consumption of 5,000 gallons to see an increase of about \$5.43 on water and \$10.05 on wastewater on their monthly bills.

The Utility has invested significantly in infrastructure, technology, customer service, and operations to ensure safety and reliability. However, since that time, the combination of necessary infrastructure investment, cost of construction, evolving customer expectations, advances in technology, changes in regulations, and increased operations requirements now causes us to seek rate relief.

CUSTOMER SERVICE HEARING - PURPOSE AND PROCEDURE

The purpose of the customer service hearings is to give customers and other interested persons an opportunity to offer comments regarding the quality of service the utility provides and the proposed rate increase. All witnesses shall be subject to cross examination at the conclusion of their testimony.

This Commission has scheduled both in-person and virtual customer service hearings. Commissioners will attend and participate during the service hearings.

Following are the Commission's scheduled virtual customer service hearings and instructions for speaker registration:

October 8, 2024 at 11:00 am
October 10, 2024 at 2:00 pm

Customers may register to speak at the virtual service hearings in one of the following ways: (1) register using the FPSC's online registration form, which will be available at www.FloridaPSC.com, under the "Hot Topics" heading, (2) call the FPSC at (850) 413-7080 or (3) email speakersignup@psc.state.fl.us. Online registration for the virtual service hearings will open on September 23, 2024 at 9:00 a.m., and close at noon two business days prior to each customer service hearing.

Please note that the order in which customers will speak is based on the order in which they register. If you have questions about the sign-up process, please call (850) 413-7080.

One day prior to the service hearings customers who signed up to speak at one of the virtual service hearings will be provided further instructions from FPSC staff on how to participate.

Following are the Commission's scheduled in-person customer service hearings and procedures:

October 9, 2024 at 10:00 am
Eustis Community Center
601 Northshore Drive
Eustis, FL 32726
October 9, 2024 at 6:00 pm
Commissioners Chamber
225 Newburyport Avenue

Altamonte Springs, FL 32701
The in-person customer service hearings will commence at the times and locations shown above and will continue until all witnesses have been heard. Members of the public who wish to present testimony can register to speak upon arrival at the venue. All persons who wish to comment are urged to appear promptly at the scheduled customer service hearing times because the hearing may be adjourned early if no witnesses are present to testify, or when those present have testified.

On February 11-13, 2025, the Commission will conduct a technical hearing to allow the Utility and other parties to the proceeding to present testimony and relevant evidence regarding the rate request. To watch either the customer service hearings or the technical hearing live, visit floridapsc.com and look for the "Watch Live Broadcast" icon on the left side of the webpage. If you do not have access to the internet, you may call 1-850-413-7999 to listen to the hearings. If you are hearing or speech impaired, you may contact the Commission by using the Florida Relay Service at 1-800-955-8771 (TDD).

TECHNICAL HEARING - PURPOSE AND PROCEDURE

The purpose of the technical hearing is to consider the application of Sunshine Water Services Company for an increase in water and wastewater rates in Charlotte, Highlands, Lake, Lee, Marion, Orange, Pasco, Pinellas, Polk, and Seminole Counties and any motions or other matters that may be pending at the time of the hearing. The Commission may rule on any such motions from the bench or may take the matters under advisement. At the hearing, all parties shall be given the opportunity to present testimony and other evidence on the issues that are identified at the Prehearing Conference to be held on January 23, 2025. All witnesses shall be subject to cross-examination at the conclusion of their testimony.

JURISDICTION

Jurisdiction over this Utility is vested in the Commission by Chapter 367, Florida Statutes. Authority to approve increased rates is governed by Sections 367.081, 367.082, 367.0816, 367.101, and 367.171, Florida Statutes. The provisions of Chapters 25-9, 25-22, 25-30, and 28-106, Florida Administrative Code, are also applicable.

RESOURCES

Any person requiring some accommodation at this hearing because of a physical impairment should call the Office of Commission Clerk at (850) 413-6770, at least 48 hours prior to the hearing. Any person who is hearing or speech impaired should contact the Florida Public Service Commission by using the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

An overview of the rate request is available at floridapsc.com/Publications/RateCaseOverviews and copies of the complete filing are available by calling the Commission at 1-840-413-7080 or by searching online at www.floridapsc.com

If you would like to share your comments with the Commission regarding the proposed changes in rates, please choose one of the following options:

- 1) Participate in any of the customer hearings, as described above;
- 2) Email the Commission at clerk@psc.state.fl.us (please include reference to Docket No. 20240068-WS);
- 3) Write to the Commission at the following address (please include reference to Docket No. 20240068-WS):

Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

- 4) Complete and mail a preaddressed comment card included with this notice.

To submit comments regarding your utility service, please contact the Commission's Office of Consumer Assistance and Outreach by calling 1-800-342-3552 or by mail:

Office of Consumer Assistance and Outreach
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Amber Norris, is the Commission representative for this docket and can be reached by emailing amnorris@psc.state.fl.us or calling 1-850-413-6984.

At any time during this process, you may contact the Office of Public Counsel (OPC). The OPC was established by the Florida Legislature to represent you and the other utility consumers before the PSC. The Public Counsel is independent from the PSC and can be reached at 1-800-342-0222 or floridaopc.gov.

September 13, 2024

24-01305K

FIRST INSERTION

Notice of Meeting of the Audit Committee

of the Highland Meadows II Community Development District

The Audit Committee for the Cory Lakes Community Development District ("District") will hold a special meeting on Thursday, September 26, 2024, at 4:30 p.m. at the Shamrock First Baptist Church located at 2661 Marshall Rd., Haines City, Florida 33844. The purpose of the meeting is to review, rank, and provide a recommendation to the Board of Supervisors of the District with respect

to proposals for auditing services received pursuant to the District's Request for Proposals for Annual Audit Services.

The meeting is open to the public and will be conducted in accordance with provisions of Florida law for community development districts. A copy of the agenda for the meeting will be available on the District's website: <https://www.highlandmeadows2cdd.com/>. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Members of the public may attend the meeting via Zoom at <https://us02web.zoom.us/j/88097558053?pwd=bWJqVdKdm53UjZwaU1OMUY5WWZBdz09DialIn:+1-305-224-1968,MeetingID:88097558053,Passcode:12345>.

There may be occasions when one or more committee members will participate virtually. At the above location will be present a speaker so that any committee member or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking

place either in person or by audio/visual technology.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager Larry Krause with Breeze, via phone at (813) 565-4663 or via email at larry@breezehome.com, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Manager's

office.

Any person who decides to appeal any action or decision taken by the committee with respect to any matter considered at the meeting is advised that they will need a record of the proceedings and that accordingly, they 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.

Larry Krause
District Manager
September 13, 2024 24-01311K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 24-CP-001285
IN RE: ESTATE OF JUDITH FAYE WHITE
Deceased.

The administration of the estate of Judith Faye White, deceased, whose date of death was January 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 names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

fied 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative:
/s/ Robert Scott Walton
Robert Scott Walton
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Attorney for Personal Representative:
/s/ Robert S. Walton
Robert S. Walton
Attorney For Personal Representative
Florida Bar Number: 92129
Law Offices of Robert S. Walton, PL
3802 W. Bay to Bay Boulevard, Suite 11
Tampa, Florida 33629
Telephone: (813) 434-1960
Fax: (813) 200-9637
E-Mail: rob@attorneywalton.com
Secondary E-Mail:
eservice@attorneywalton.com
September 13, 20, 2024 24-01299K

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 Wednesday, September 25, 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 considering 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 Tuesday, September 17, 2024 at 2:00 p.m. in advance of the meeting to facilitate the Board's consideration and/or discussion 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 noted above.

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 record at such meeting.

Any person requiring special accommodations 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 District Manager's Office.

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 testimony and evidence upon which such appeal is to be based.
Jason Greenwood, District Manager
September 13, 2024 24-01300K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-002690
IN RE: ESTATE OF JAMES WILLIAM CLAUSSEN, Deceased.

The administration of the estate of JAMES WILLIAM CLAUSSEN, deceased, whose date of death was February 21, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000, Drawer #CC-4, Bartow, FL 33831-9000. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 13, 2024.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.L.C.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivers@hnh-law.com
September 13, 20, 2024 24-01302K

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002355-PR
IN RE: ESTATE OF
Jesus Gonzalez
Deceased.

The administration of the estate of Jesus Gonzalez, deceased, whose date of death was May 8th, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is . The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 September 13, 2024.

Sebrina Walter

P.O. Address: 4 Wagoneers Lane,
Stafford, VA 22554

Personal Representative

HAYNES E. BRINSON, ESQUIRE
BRINSON AND BRINSON
ATTORNEYS AT LAW, PA
Attorneys for Personal Representative
28 NORTH JOHN YOUNG
PARKWAY
KISSIMMEE, FL 34741
Telephone: (407) 847-8674
By: HAYNES E. BRINSON, ESQUIRE
Florida Bar No. 663050
Email Addresses:
haynesbrinson@gmail.com
September 13, 20, 2024 24-01298K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND
FOR POLK COUNTY, FLORIDA
File No. 2024-CP-0025860000 XX
PROBATE DIVISION
IN RE: ESTATE OF
DOROTHY M. MONTAVON
Deceased.

The administration of the estate of DOROTHY M. MONTAVON, deceased, ("Decedent"), whose date of death was February 24, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830-3912. Personal Representative and the personal representative's attorney are set forth below.

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

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

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 September 13, 2024.

Personal Representative:

/s/ Donald R Montavon

(Sep 4, 2024 11:34 EDT)

Donald R. Montavon

Attorney for Personal Representative:
/s/ Ginger R. Lore
Ginger R. Lore, Attorney at Law
Florida Bar Number: 643955
20 S. Main Street, Suite 280
Winter Garden, Florida 34787
Telephone: (407) 574-4704
E-Mail: ginger@gingerlore.com
Secondary E-Mail:
eservice@gingerlore.com
September 13, 20, 2024 24-01306K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No.
53-2024-CP-002952-0000-XX
IN RE: ESTATE OF
MARCELLA MAE BOZUNG
Deceased.

The administration of the estate of Marcella Mae Bozung, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway Avenue, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 13, 2024.

Personal Representative:

Michelle Forsythe

3212 Oak Tree Lane

Winter Haven, Florida 33884

Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Straughn & Turner, P.A.
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughnturner.com
Secondary E-Mail:
ahall@straughnturner.com
September 13, 20, 2024 24-01322K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2024-CP-2036
IN RE: ESTATE OF
OLLIE FOLSOM,
Deceased.

The administration of the estate of OLLIE FOLSOM, deceased, File No. 2024-CP-2036, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Post Office 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 demands against decedent's estate, including unmaturred, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claim with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of the first publication of this Notice is September 13, 2024.

Personal Representative:

Sandra Felder Pegues

211 Towns Circle

Haines City, FL 33844

Attorney for Personal Representative:
Judy A. Romano
Florida Bar No. 881200
6719 Winkler Rd., Suite 118
Fort Myers, Florida 33919
Telephone: (239) 437-5378
September 13, 20, 2024 24-01326K

FIRST 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.:

532024CA000615000000

MIDFIRST BANK

Plaintiff, v.
DELORES DELGADO; UNKNOWN
SPOUSE OF DELORES DELGADO;
UNKNOWN TENANT 2;
UNKNOWN TENANT 1; CITY
OF LAKELAND, FLORIDA, A
MUNICIPAL CORPORATION;
UNITED STATES OF AMERICA;
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
Defendants.

Notice is given that pursuant to the Final Judgment of Foreclosure dated 8/19/2024, in Case No.: 2023CC-007085-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs. FRANCISCO MARRERO, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure entered on July 19, 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:

LOT 10, IN BLOCK "X" OF THE GEORGE SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 7, AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 818 W BELMAR ST, LAKELAND, FL 33803-1408

at public sale, to the highest and best bidder, for cash, on October 10, 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 ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORKING DAYS OF YOUR RECEIPT OF THIS (DESCRIBE NOTICE); IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

DATED: September 4, 2024

By: /s/Jennifer L. Davis

Jennifer L. Davis, Esquire

Florida Bar No.: 879681

ARIAS BOSINGER, PLLC

280 W. Canton Avenue, Suite 330

Winter Park, Florida 32789

(407) 636-2549

September 13, 20, 2024 24-01292K

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. 2023CA006544000000
SPECIALIZED LOAN SERVICING
LLC,
Plaintiff, vs.
MICHELLE R. SIMONS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 19, 2024 in Civil Case No. 2023CA006544000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein SPECIALIZED LOAN SERVICING LLC is Plaintiff and Michelle R. Simons, 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 3rd day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 183, Solivita - Phase IIIB, according to the plat thereof as recorded in Plat Book 131, Pages 36-39, 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.

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: MRSservice@mccalla.com

Fla. Bar No.: 146803

23-07774FL

September 13, 20, 2024 24-01295K

--- SALES ---

FIRST INSERTION

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

532024CA000615000000

MIDFIRST BANK

Plaintiff, v.
DELORES DELGADO; UNKNOWN
SPOUSE OF DELORES DELGADO;
UNKNOWN TENANT 2;
UNKNOWN TENANT 1; CITY
OF LAKELAND, FLORIDA, A
MUNICIPAL CORPORATION;
UNITED STATES OF AMERICA;
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 19, 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:

LOT 10, IN BLOCK "X" OF THE GEORGE SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF DESCRIBED IN PLAT BOOK 7, AT PAGE 1, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. a/k/a 818 W BELMAR ST, LAKELAND, FL 33803-1408

at public sale, to the highest and best bidder, for cash, on October 10, 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 entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated at St. Petersburg, Florida this 9th day of September, 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

1000009852

September 13, 20, 2024 24-01316K

FIRST INSERTION

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

CASE NO. 2019CA001736000000
WELLS FARGO BANK, N.A., AS
TRUSTEE FOR CARRINGTON
MORTGAGE LOAN TRUST,
SERIES 2007-RFC1,
ASSET-BACKED PASS-THROUGH
CERTIFICATES,
Plaintiff, vs.
ANNETTE REYES BURNSSED;
RICKIE H BURNSSED;
WELLINGTON HOMEOWNERS
ASSOCIATION OF POLK COUNTY,
INC; UNKNOWN TENANT #1 IN
POSSESSION OF THE PROPERTY;
UNKNOWN TENANT #2 IN
POSSESSION OF THE PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 19, 2024 and entered in Case No. 2019CA001736000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates is Plaintiff and ANNETTE REYES BURNSSED; RICKIE H BURNSSED; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY; WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.POLK.REALFORECLOSE.COM, at 10:00

A.M., on October 3, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 61, BLOCK C, WELLINGTON PHASE II, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGE(S) 24, 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.

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 4th day of September 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.: 22-00892 CMS

V6.20190626

September 13, 20, 2024 24-01293K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
Case Number: 24CP-3030
IN RE: ESTATE OF
Chad F. Dettling a/k/a
Chad Francis Dettling
deceased.

The administration of the estate of Chad F. Dettling a/k/a Chad Francis Dettling, deceased, Case Number 24CP-3030, 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT 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 13, 2024.

/s/

Tamara Nicole Dettling

Personal Representative

Address: 3998 Island Lakes Drive,
Winter Haven, FL 33881

/s/

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

September 13, 20, 2024 24-01312K

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
POLK COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-001153
IN RE: ESTATE OF
ALLEN JAMES STIEGLER,
Deceased.

The administration of the estate of ALLEN JAMES STIEGLER, deceased, whose date of death was August 2, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-1, Bartow, FL 33831. The names and addresses of the 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

--- ACTIONS / SALES ---

FIRST INSERTION

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

Case No. 2022CA000786 Division 07 ARVEST CENTRAL MORTGAGE COMPANY Plaintiff, vs. JOHN PAUL CHICKEY; LYNN CHICKEY, MAGNOLIA RIDGE HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on August 27, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:

LOT 51, MAGNOLIA RIDGE, ACCORDING TO THE PLAT THERETO, AS RECORDED IN PLAT BOOK 141, PAGE(S) 7 THROUGH 11, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

and commonly known as: 501 OAKHURST WAY, LAKE ALFRED, FL 33850; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on Oc-

tober 11, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

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

Dated this September 5, 2024 By: /s/ Ryan Sutton Ryan Sutton Attorney for Plaintiff Invoice to: Ryan Sutton (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com F327446/218286/CMP September 13, 20, 2024 24-01294K

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

CASE NO. 2018CA002808000000 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1, Plaintiff, vs. JUAN M. CASTILLO, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 02, 2019, and entered in 2018CA002808000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Florida, wherein DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-1, ASSET-BACKED CERTIFICATES, SERIES 2006-1 is the Plaintiff and JUAN M. CASTILLO; POINCIANA VILLAGE THREE ASSOCIATION, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; UNKNOWN SPOUSE OF JUAN M. CASTILLO N/K/A ROSA CASTILLO 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 October 14, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 65, VILLAGE 3, NEIGHBORHOOD 1, CY-PRESS POINT-2, POINCIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 45 THROUGH 47, OF

THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA Property Address: 710 DIVOT LANE, POINCIANA, FL 34759-4110

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 45.031.

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 10 day of September, 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 17-078283 - EuE September 13, 20, 2024 24-01320K

FIRST INSERTION

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

CASE NO.: 53-2021-CA-002815 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. JOHN SMITH, SR., et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated July 31, 2024, and entered in Case No. 53-2021-CA-002815 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Carrington Mortgage Services, LLC, is the Plaintiff and John Smith, Sr., United States of America Acting through Secretary of Housing and Urban Development, The Villas III Homeowners Association, Inc., Polk County Clerk of the Circuit Court, State Of Florida Department of Revenue, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 30, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT 7, VILLAS III, AS RECORDED IN PLAT BOOK 70, PAGES 26 AND 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 661 LAKE CAROLYN CIRCLE 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.

Dated this 11 day of September, 2024. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq. CT - 21-006139 September 13, 20, 2024 24-01315K

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. 2023CA005242000000 PLANET HOME LENDING, LLC, Plaintiff, vs. CATHARINE LOUISE WEAVER, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2024 in Civil Case No. 2023CA005242000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PLANET HOME LENDING, LLC is Plaintiff and Catharine Louise Weaver, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 11th day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 57, Oak Hammock Estates Phase One, according to the map or plat thereof as recorded in Plat Book 94, Page 8, Public Records of Polk County, Florida, together with Mobile Home VIN 54630404EA, Title No. 60417189 and 54630404EB, Title No. 60417190.

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 this 11 day of September, 2024. By: /s/ Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-06518FL September 13, 20, 2024 24-01319K

FIRST INSERTION

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

CASE NO.: 2024-CA-000678 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. HENRY NAVARRO, et al., Defendants.

NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 22, 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 116, DINNER LAKE SHORES PHASE THREE, as per plat thereof, recorded in Plat Book 135, Page 33 and 34, of the Public Records of Polk County, Florida.

Property Address: 246 Dinner Lake Place, Lake Wales, FL 33859

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. **See Americans with Disabilities Act**

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 10th day of September, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Kathryn 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 13, 20, 2024 24-01328K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR POLK, CIVIL DIVISION CASE NO.: 53-2024-CA-000544 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. JANICE OCENOSAK, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Foreclosure entered on August 30, 2024 in Case No. 53-2024-CA-000544 of the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and JANICE OCENOSAK, SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, GOODLEAP, LLC, RENOVATEOPCO TRUST, HOMEOPCO SUB A TRUST, and AQUA FINANCE, INC are Defendants, the Office of Stacy M. Butterfield, CPA, Polk County Clerk of the Court, will sell to the highest and best bidder for cash wherein bidding begins at 10:00 a.m. Eastern Time on www.polk.realforeclose.com, on the 29th day of October, 2024, in accordance with Section 45.031(10), Florida Statutes, and pursuant to Administrative Order No 3-15.16, the following described property as set forth in said Final Judgment, to wit:

THE S 1/2 OF THE W 1/2 OF THE W 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS AND EXCEPT THE SOUTH 50.00 FEET THEREOF FOR ROAD PURPOSES, ALL LYING AND BEING IN POLK COUNTY, FLORIDA. Also known as 4740 E HINSON AVE, HAINES CITY, FL 33844 (the "Property").

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

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

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

Dated this 10th day of September 2024. Sokolof Remtulla, LLP By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 / Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff September 13, 20, 2024 24-01318K

Florida with property address: 439 Taft Drive, Davenport, FL 33837.

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

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

Dated this 6th day of September, 2024. /s/ Shay M. Beaudoin PATRICK H. WILLIS, ESQUIRE Florida Bar No.: 526665 pwillis@willisoden.com SHAY M. BEAUDOIN, ESQUIRE Florida Bar No.: 1024968 sbeaudoin@willisoden.com WILLIS ODEN 390 N. Orange Avenue, Suite 1600 Orlando, FL 32801 Telephone: (407) 903-9939 Attorneys for Plaintiff 113348-0006 September 13, 20, 2024 24-01297K

FIRST INSERTION

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

Case No.: 2023-CA-005995 NORTHRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, v. TIMOTHY RODRIGUEZ, UNKNOWN TENANT #1, UNKNOWN TENANT #2 Defendant.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on August 22, 2024 in Case No. 2023-CA-005995, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein NORTHRIDGE RESERVE HOMEOWNERS ASSOCIATION, INC., are the Plaintiffs and, TIMOTHY RODRIGUEZ, UNKNOWN TENANT #1, and UNKNOWN TENANT #2, are the Defendants, that the Polk County Clerk of Court shall sell to the highest bidder(s) for cash at public sale at 10:00 a.m. on Tuesday, October 22, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 97, NORTHRIDGE RESERVE, according to the plat thereof, as recorded in Plat Book 173, Pages 21 through 24, of the Public Records of Polk County,

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. 2024CA000607000000 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARAH DAVIS A/K/A SARAH M. DAVIS, DECEASED, et. al. Defendant(s).

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF SARAH DAVIS A/K/A SARAH M. DAVIS, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants 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 WEST 1/2 OF LOT 4, BLOCK 2, OF THE RE-SUBDIVISION OF MCRAE & BRYANT'S ADDITION TO LAKELAND, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 64, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 23 EAST.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before 10-17-2024 (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 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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

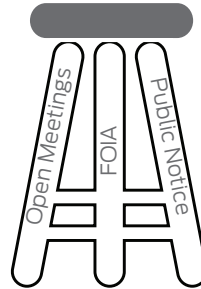
WITNESS my hand and the seal of this Court at County, Florida, this 10th day of September, 2024.

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) BY: /s/ Asuncion Nieves DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PLS ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 23-099023 September 13, 20, 2024 24-01317K

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices • We offer an online payment portal for easy credit card payment • Service includes us e-filing your affidavit to the Clerk's office on your behalf Email legal@businessobserverfl.com Business Observer

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- ACTIONS / ESTATE ---

SECOND 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
LLC
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
LLC

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
#200, Tampa, Florida 33610, and

file the original with the clerk of this
court on or before 10-07-24 either be-
fore 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 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 Ave-
nue, Bartow, Florida 33830, (863)
534-4686, at least 7 days before your
scheduled court appearance, or im-
mediately 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,
call 711.

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

Cheyenne Whitfield
Whitfield Law, LLC
10150 Highland Manor Dr.,
Suite #200
Tampa, Florida 33610
Sept. 6, 13, 20, 27, 2024 24-01278K

SECOND 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,
LLC,
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 Re-
cords 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 enti-
tled only to a return of the deposit paid.
The Purchaser shall have no further re-
course against the Mortgagor, the Mort-
gagee 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 Administra-
tor 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 im-
paired, 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 pro-
visions for reasonable accommodations
when requested by qualified persons
with disabilities.

SUBMITTED on this 4th day of Sep-
tember, 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

SECOND INSERTION

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

CASE NO.
532024CA00017000000
LAKEVIEW LOAN SERVICING,
LLC,
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).

TO: 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 follow-
ing 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; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint 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 proceed-
ing, 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, with-
in 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

SECOND 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 Divi-
sion, the address of which is 255 North
Broadway Avenue, Bartow, Florida
33830. The names and addresses of the
Personal Representative and the Per-
sonal Representative's attorney are set
forth below.

All creditors of the decedent and
other persons having claims or de-
mands against decedent's estate on
whom a copy of this notice is required
to be served must file their claims with
this court WITHIN THE LATER OF
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 de-
mands 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 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 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
s. 732.2211.

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

SECOND 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 Jo-
seph 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., Bar-
tow, FL 33830-3912. The names and
addresses of the personal representa-
tive and the personal representative's
attorney are set forth below.

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

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

Florida Statutes, applies, or may apply,
unless a written demand is made by a
creditor as specified under s. 732.2211,
Florida Statutes.

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

SECOND 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 Represen-
tative and the Personal Representa-
tive'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 Represen-
tative.

The Personal Representative or Cura-
tor has no duty to discover whether
any property held at the time of the De-
cedent's death by the Decedent or the
Decedent's surviving spouse is property
to which the Florida Uniform 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 surviv-
ing spouse or a beneficiary as specified
under Sec. 732.2211.

All creditors of the Decedent and oth-
er persons having claims or demands
against Decedent's estate, including un-
matured, 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
NOTICE.

ALL CLAIMS NOT 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.

Publication of this Notice first oc-
curred 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

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TENTH JUDICIAL
CIRCUIT IN AND FOR POLK
COUNTY, FLORIDA
CASE NO. 2024CA002704
CHEAP HOME FINDERS, INC.

Plaintiff, vs.
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 pend-
ing 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,
Florida

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 than 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/ Svetlana 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

24-01201K

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

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
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.

A personal representative or curator
has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent'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

SECOND 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 per-
sonal 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 decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

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

NOTWITHSTANDING THE TIME
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
September 6, 13, 2024 24-01279K

SECOND 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 pend-
ing in the Circuit Court for Polk County,
Florida, Probate Division, the address
of which is 255 N Broadway Ave, Bar-
tow, FL 33830. The names and ad-
resses of the Personal Representative
and the Personal Representative's attor-
ney are set forth below.

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

All other creditors of the Decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
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:
/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@kaniawallaw.com
Secondary E-Mail:
fmg@kaniawallaw.com
September 6, 13, 2024 24-01280K

HOW TO PUBLISH YOUR

--- SALES ---

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2024CA000125000000
Trust 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 Trust 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

said Final Judgment, to-wit:
LOT 130, PHASE TWO OF GORDON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 1, 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
23-330115 FC01 SUU
September 6, 13, 2024 24-01258K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2023-CA-006412
CIVIC REAL ESTATE HOLDINGS III, LLC,
Plaintiff, v.
VACATION RENTALS GROUP, INC. A FLORIDA CORPORATION, et al.,
Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure and for Assignment 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 HOLDINGS III, LLC is the Plaintiff, and VACATION RENTALS GROUP, INC. A FLORIDA CORPORATION, OLEG PROKOPEV and BAHAMA BAY CONDOMINIUM 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 Leases and Rents, to wit:
UNIT NO. 16202 OF BAHAMA BAY, PHASE 16, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 5169, PAGE 1306, AND ALL EXHIBITS AND

AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM PLAT BOOK 14, PAGE 20, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
Property Address: 108 Andros Ave, Davenport, FL 33897
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
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 contact the Office of the Court Administrator, 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 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 30th day of August, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail: Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
September 6, 13, 2024 24-01265K

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA
CIVIL ACTION
Case #: 2019CA004953000000
DIVISION: 11
Wells Fargo Bank, N.A
Plaintiff, -vs-
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 are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant 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., Plaintiff and Abner Carlos Torres a/k/a Abner C. Torres a/k/a Abner Torres are defendant(s), I, Clerk of Court, Stacy M. Butterfield, will sell to the high-

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 Final Judgment, to-wit:
LOT 7, IN BLOCK 21, OF HAMPTON HILLS SOUTH PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 1, 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 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
19-322068 FC01 WNI
September 6, 13, 2024 24-01267K

SECOND 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
FBC MORTGAGE, LLC,
Plaintiff, v.
SCHERLEY LAGUERRE, et al.,
Defendants.
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 Polk County, Florida, to wit:
Lot 118, Aldea Reserve, according to the map or plat thereof, as recorded in Plat Book 135, Page(s) 23, of the Public Records of Polk County, Florida.
Property Address: 438 Vitoria Road, Davenport, FL 33837
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 enti-

led 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 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 24-01260K

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR POLK COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 2023CA004744000000
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, vs.
BARRY SEPHENSON HICKS A/K/A BARRY HICKS, et al.,
Defendant.
NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 11, 2024 in Civil Case No. 2023CA004744000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Barry Sephenson Hicks a/k/a Barry Hicks, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 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 you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.
By: /s/ Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street,
Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
23-07861FL
September 6, 13, 2024 24-01263K

SECOND 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, LLC,
Plaintiff, vs.
ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, 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 FLORIDA; CLERK OF COURT OF POLK COUNTY, FL; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DAVID SAMUEL NEUPERT,
Defendant(s)
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed August 14, 2024 and entered in Case No. 2023CA004676000000, of the Circuit Court of the 10th Judicial Circuit in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and ALL UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEEES, 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; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; DAVID SAMUEL NEUPERT; STATE OF FLORIDA; CLERK OF COURT OF POLK COUNTY, FL; are defendants. STACY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder

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, RECORDED IN PLAT BOOK 2, PAGE 48, 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 Clerk 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

SECOND 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 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); 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; 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, POINCIANA 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, 2024 24-01266K

SECOND 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, GRANTEEES, 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.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant 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 SERIES OF OH TACOMA 1 TRUST, is the Plaintiff and UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, 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; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EQUIFIRST CORPORATION; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY - INTERNAL REVENUE SERVICE; CLUB HILL HOMEOWNERS ASSOCIATION INC.; UNKNOWN TENANT #1 N/K/A NICHOLAS FOLKES; DENISE YOUNGLAUS; THOMAS LEROY MCGHEE, JR.; DEBORAH JO FRANCI; 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, (UNRECORDED) AS PER THE MAP THEREOF RECORDED IN

O.R. BOOK 1527, PAGE 1147, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND MORE PARTICULARLY DESCRIBED 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 RECORDS 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 IDENTIFICATION NUMBER: 072924-000000-013190
PROPERTY ADDRESS: 4735 DETER ROAD, 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. 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.
PO Box 5162
Largo, FL 33779
Telephone: (727) 538-4160
Facsimile: (727) 240-4972
Email 1: damian@dwardmanlaw.com
E-Service: service@dwardmanlaw.com
Attorneys for Plaintiff
September 6, 13, 2024 24-01272K

SECOND 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: F061125725,

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 24-01287K

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com
Business Observer

--- ACTIONS ---

SECOND INSERTION

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

CASE NO. 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, CARMEN 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, SEYBOLD ON DUNSON ROAD PHASE VI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 3 AND 4, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton,

Florida 33487 on or before 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 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 PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at County, Florida, this 29 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 24-01271K

SECOND 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 MARIE PENTON A/K/A SUZETTE MARIE PENTON, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS (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 your written

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 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 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

SECOND 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 SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT 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.
Homasassa, FL 34446

/s/

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
September 6, 13, 2024 24-01286K

SECOND 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 de-

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

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

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

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

Personal Representative:

Fernando Villalpando
920 Valentina Dr
Dundee, Florida 33838

Attorney for Personal Representative:
Carl A. Feddele, 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 ---

SECOND 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 SHOREWOOD DR AUBURNDALE, FL 33823
TO: Unknown Spouse of Perry S. Gunderson

Last Known Residence: 1445 SHOREWOOD DR AUBURNDALE, FL 33823

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

LOT 94, BERKLEY RESERVE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGES 28 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on 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
Plaintiff's attorney
5300 West Atlantic Avenue
Suite 303
Delray Beach, FL 33484
1100-1007B
Ref# 9046
September 6, 13, 2024 24-01275K

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL 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 above-styled 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

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 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.

Andrew Arias FEN: 89501
Attorneys for Plaintiff
Marinoscy Law Group, P.C.
100 West Cypress Creek Road,
Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (954) 772-9601
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 24-01586 /
CASE NO.: 2024CA001734000000
September 6, 13, 2024 24-01268K

--- ESTATE ---

SECOND INSERTION

NOTICE OF ADMINISTRATION (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 representative.

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.

--- ESTATE ---

SECOND INSERTION

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

The Administration of the Estate of HENRY T. SCHOBBER a/k/a HENRY THOMAS SCHOBBER, 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 Representative's attorney are set forth below.

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

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 survived 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

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 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 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 the first publication of this notice is September 6, 2024.

Personal Representative:

HENRY X. SCHOBBER
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.com
www.christophermastlaw.com
September 6, 13, 2024 24-01284K

--- ACTIONS ---

SECOND 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, et al., Defendant.

To: DANIEL S. GALLEGOS, 338 KISSENGEN PARK DRIVE, BARTOW, FL 33830

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:

LOT 21, HOLLAND PARK 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 above-styled 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
225 East Robinson Street,
Suite 155
Orlando, FL 32801
23-06547FL
September 6, 13, 2024 24-01259K



Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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