Public Notices



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SEPTEMBER 20 - SEPTEMBER 26, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Meetings Fiscal Year 2024/2025 City Center 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 City Center Community Development District shall be held at 1:00 p.m. at the Holiday Inn Express & Suites Orlando South-Davenport located at 4050 Hotel Drive, Davenport, Florida 33897. The

meeting dates are as follows: October 8, 2024 November 12, 2024 December 10, 2024 January 14, 2025 February 11, 2025 March 11, 2025 April 8, 2025 May 13, 2025 June 10, 2025 July 8, 2025 August 12, 2025 September 9, 2025

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 Vesta District Services, 250 International Parkway, Suite 208, Lake Mary FL 32756 at (321) 263-0132 extension 193, one week prior to the

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Vesta District Services at (321) 263-0132 extension 193. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office at least two (2) business days 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.

September 20, 2024

24-01338K

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 Five Seventeen located at 1908 E.

Osceola Pkwy Suite #275, in the County

of Polk, in the City of Kissimmee,

Florida 34743 intends to register

the said name with the Division of

Corporations of the Department of

ated at Kissimmee, Florida,

State, Tallahassee, Florida,

September 20, 2024

 $11 \mathrm{th}\ \mathrm{day}\ \mathrm{of}\ \mathrm{September},\, 2024.$

Vesta District Services,

District Manager

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 Kissimmee Wedded Bliss Chapel LLC located at 668 Tapatio Lane in the City of Kissimmee, Polk County, FL 34759 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September, Home Sweet Home Property Group

Cecelia Patterson

September 20, 2024

JESSANT INVESTMENT GROUP 24-01349K

24-01350K

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585

F.S. United American Lien & Recovery

as agent w/ power of attorney will sell

the following vehicle(s) to the highest

the clerk of court; owner/lienholder

has right to hearing and post bond;

owner may redeem vehicle for cash

sum of lien; all auctions held in reserve;

Inspect 1 week prior @ lienor facility;

cash or cashier check; any person

Sale date October 11th, 2024

@ 10:00 am 3411 NW 9th Ave Ft

1C6RR6LG5GS208289 Lienor:

Dodge Chrysler Jeep Ram of

Winter Haven 299 Cypress Gardens Blvd Winter

1C4PJLCB3HW617895 Lienor:

Dodge Chrysler Jeep Ram of

Gardens Blvd Winter Haven

Lien

Jeep

Lien

VIN#:

Amt

interested ph (954) 563-1999

39925 2016 Ram

2017

Lauderdale FL 33309

863-299-1243

Winter Haven

863-299-1243

\$3,311.62

bidder; net proceeds deposited

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE OCTOBER 28, 2024

SKY POWERSPORTS OF LAKELAND 1700 FAIRBANKS ST 2009 CANA 2BXJAXA159V000488 \$3,212.83 PODIUM AUTO COLLISION 8217 US HWY 98 N. 2021 MAZD JM3KFACM8M0401417 \$2,870.

PODIUM AUTO COLLISION 8217 US HWY 98 N. 2023 MITS JA4J3VA81PZ007357 \$776.44 24-01343K September 20, 2024

SALE DATE NOVEMBER 25, 2024

\$2,384.90 September 20, 2024

FIRST INSERTION

GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING SCHEDULE AND WORKSHOP SCHEDULE

The Board of Supervisors of the Golden Lakes Community Development District will hold regular meetings and workshops for Fiscal Year 2025 at the Club at Éaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida on the first Tuesday of the following months, at 5:30 p.m. unless otherwise noted, as

> October 1, 2024 December 3, 2024 January 7, 2025 - Workshop February 4, 2025 March 4, 2025 - Workshop April 1, 2025 May 6, 2025 - Workshop June 3, 2025

August 5, 2025 September 2, 2025 - Workshop The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Meetings may be continued to a date, time, and location to be specified on the record at the meetings.

Anyone wishing to participate in such meetings via communications media technology should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: https://www. goldenlakescdd.org

There may be occasions when one or more Supervisors will participate via telephone or other communication media technology. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager at 407-566-1935 at least two (2) calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relav Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting

the District Management Company. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, in-cluding the testimony and evidence upon which such appeal is to be based. Michael Perez

24-01339K

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025 CHAMPION'S RESERVE COMMUNITY DEVELOPMENT

DISTRICT
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Champion's Reserve Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at the at The Polk County Sheriff's Northeast Substation Office Located at 1100 Dunson Rd, Davenport FL 33896 on the following dates and times:

November 12, 2024 6:00 p.m. May 20, 2025 6:00 p.m. August 19, 2025 6:00 p.m.
There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking

place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting

provisions of the Pursuant to Americans with Disabilities Act, person requiring special accommodations to participate in these meetings is asked to advise the District Office at (407) 566-1935, at least 48 hours before the meetings. 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 Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Michael Prez District Manager $September\ 20,\ 2024$ 24-01341K

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES SOLTERRA RESORT COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024-2025

The Board of Supervisors of the Solterra Resort Community Development District will hold their regular meetings for Fiscal Year 2024-2025 at the Solterra Resort Amenity Center, located at 5200 Solterra Boulevard, Davenport, Florida 33837, on the first Friday of each month at 10:00 a.m., unless otherwise indicated as follows: Friday, October 4, 2024

Friday, November 1, 2024 Friday, December 6, 2024 Friday, January 3, 2025 Friday, February 7, 2025 Friday, March 7, 2025 Friday, April 4, 2025

Friday, May 2, 2025 Friday, June 6, 2025 Friday, July 11, 2025

Friday, August 1, 2025 Friday, September 5, 2025 The meetings are open to the public

and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Vesta District Services at 250 International Parkway, Suite 208, Lake Marv. Florida 32746, or by calling (321) 263-0132 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager September 20, 2024 24-01340K

FIRST INSERTION

Fictitious Name Notice Notice is hereby given that 4645 N Socrum Loop Holdings LLC, desiring to engage in business under the fictitious name of Stayable Lakeland located at 4645 N Socrum Loop Road, Lakeland, Florida 33809 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. 24-01342K September 20, 2024

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 making waves located at 3820 Golf Village Loop APT 2, in the County of Polk, in the City of Lakeland, Florida 33809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated at Lakeland, Florida, this 13th day of September, 2024. Savanna Eggart

September 20, 2024 24-01347K

FIRST INSERTION

Notice Of Public Sale

The following personal property of: Ronald Alfred Ugolini will on October 22, 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:

WOOD 1984 Mobile Home, VIN 3344404625A/3344404625B , TITLE NO:40570733 / 40570730 And all other personal property located therein Prepared by Tracy McDuffie, 4111 W

Cypress Street, Tampa, FL 33607 September 20th and September 27th,

September 20, 27, 2024 24-01346K

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 Hue & Tailor Stitchery located at 9322 Red Hawk Bend Dr in the City of Lakeland, Polk County, FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 16th day of September, Hoyt Hughes

September 20, 2024 24-01351K

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 Nany Giving Care located at 203 N 1st St, in the County of Polk, in the City of Lake Wales, Florida 33853 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lake Wales, Florida, this 17th day of September, 2024. Eliany Ponce Benítez

24-01374K September 20, 2024

FIRST INSERTION

NOTICE OF TRUSTEE'S SALE WESTGATE RIVER RANCH 20162.0021 (RICKLES)

On 10/11/2024 at 11:00 am, GREENSPOON MARDER, LLP, 201 E. Pine Street, Suite 500, Orlando, Florida 32801, as Trustee pursuant to that Appointment of Trustee recorded on 09/05/2023 in Official Records Book 12824, and Page 1510 of the Public Records of POLK County, Florida, by reason of a now continuing default by Obligor(s), (See Exhibit "A"), whose address is (See Exhibit "A"), in the payment or performance of the obligations secured by said Claim of Lien recorded in Official Records Book (See Exhibit "A"), at Page (See Exhibit "A"), of the Public Records of POLK County, Florida, including the breach or default, notice of which was set forth in a Notice of Default and Intent to Foreclose provided to the last known address of Obligor(s), (See Exhibit "A"), by Certified/Registered Mail or by publication by the undersigned Trustee, will sell at public auction to the highest bidder for lawful money of the United States of America, on the front steps of the Polk County Government Center, 3425 Lake Alfred Rd., Winter Haven, Florida 33881, all right, title and interest in the property situated in the County of POLK, Florida, described as: (SEE EXHIBIT "A") Time Share Interest(s) (SEE EXHIBIT "A") according to the Time Sharing Plan for Westgate River Ranch, Official Records Book 6501, at Page 1230, of the Public Records of Polk County, Florida (the "Plan"). Together with the right to occupy, pursuant to the Plan, Unit(s) (SEE EXHIBIT "A"), during Unit Week(s) (SEE EXHIBIT "A"), during Assigned Year(s)(s) - (SEE EXHIBIT "A"). 3200 River Ranch Blvd., River Ranch, FL 33867 (herein "Property Address") WESTGATE RIVER RANCH 3600 River Ranch Blvd River Ranch, FL 33867 Said sale will be made (without covenants, or warranty, express or implied, regarding the title, possession or encumbrances) to pay the unpaid assessments due in the amount of (See Exhibit "A"), with interest accruing at the rate of (See Exhibit "A") per day, pursuant to the Timeshare Plan, advances, if any, under the terms of said Claim of Lien, charges and expenses of the Trustee and of the trusts created by said Claim of Lien. Obligor(s) shall have the right to cure the default which occured on (See Exhibit "A"), and any junior lienholder shall have the right to redeem its interest up to the date the Trustee issues the Certificate of Sale by paying the amounts due as outlined above. This is a non-judicial foreclosure proceeding to permit Westgate River Ranch Owners Association, Inc. to pursue its in rem remedies under Florida law. By: GREENSPOON MARDER, LLP, Trustee.

EXHIBIT "A" - NOTICE OF TRUSTEE'S SALE
Owner(s) Address TS Undiv Int Bld Unit Week Year Season Ste Type COL Rec Info Yrs Delqnt Amnt Per Diem KENNETH L SARGENT & HELENE A SARGENT 12 Abaco Ct Sebastian FL, 32958, 1, 5, 105, 29, WHOLE, Floating, $13017/1027, 2023-2024, \$2,607.56, \$1.03; \\ JOHN MC VEY \& ANNE MC VEY 42 \\ Ross \\ Avenue \\ Renfrew, PA4 \\ 8BE \\ SCOTLAND, PA4 \\ SCOTLAND, PA4$ 1, 7, 107, 19, WHOLE, Value Season-Float Week/Float Unit, 13017/1027, 2021-2024, \$5,583.64, \$1.95; BARBARA E TORRES 522 Nicole Blvd Ocoee FL, 34761, 1/2, 7, 107, 22, ODD, Floating, 13017/1027, 2021 & 2023, \$2,546.88, \$0.87; MELINDA TORRES 31 W ADAMS ST APT 1306 JACKSONVILLE FL, 32202, 1/2, 7, 107, 22, ODD, Floating, 13017/1027, 2021 & 2023, \$2,546.88, \$0.87; DARLENE H SMITH 143 Ridge Rd Apt B Cedar Grove NJ, 07009, 1, 13, 113, 28, WHOLE, Fixed Week/Float Unit, 13017/1027, 2021-2024, \$5,583.64, \$1.95; EDUARDO DOMINGUEZ 4122 Andover Cay Blvd Orlando FL, 32825, 1, 4, 104, 21, WHOLE, Floating, 13017/1027, 2020-2024, \$7,283.72, \$4.03; INES E DOMINGUEZ 5619 JEAN DR Orlando FL, 32822, 1, 4, 104, 21, WHOLE, Floating, 13017/1027, 2020-2024, \$7,283.72, \$4.03; MELISSA DEVIA 13041 NORTHSHIRE TRL Wellington FL, 33414, 1/2, 15, 115, 32, ODD, All Season-Float Week/Float Unit, 13017/1027, 2021 & 2023, \$2,910.12, \$1.74; JOHN DEVIA 12655 Timber Ridge Cir Wellington FL, 33414, 1/2, 15, 115, 32, ODD, All Season-Float Week/Float Unit, 13017/1027, 2021 & 2023, \$2,910.12, \$1.74; WILLIAM G COMSTOCK & NANCY E COMSTOCK 26-41 Norwood Dr Lanark IL, 61046, 1, 2, 102, 47, WHOLE, Fixed Week/Float Unit, 13017/1027, 2021-2024, \$5,172.64, \$1.85; JORGE L LOPEZ 1667 12Th Fairway Wellington FL, 33414, 1/2, 13, 113, 14, EVEN, Fixed Week/Float Unit, 13017/1027, 2020 & 2022 & 2024, \$4,373.60, \$1.44; LUMAR I FIGUEROA 5114 CRESCENT MOON DR GREENACRES FL, 33463, 1/2, 13, 113, 14, EVEN, Fixed Week/Float Unit, 13017/1027, 2020 & 2022 & 2024, \$4,373.60, \$1.44; GEORGE DELGRECO & SANDRA L DELGRECO 1101 N 74th Way Hollywood FL, 33024, 1/2, 15, 115, 13, ODD, All Season-Float Week/Float Unit, 13017/1027, 2021 & 2023, \$2,910.12, \$1.40; NELSON R VALLADARES & MARY C VALLADARES 124 Ridge Road Ridge NY, 11961, 1/2, 12, 112, 17, ODD, All Season-Float Week/Float Unit, 13017/1027, 2021 & 2023, \$2,910.12, \$0.96

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 Tailored 4 Two located at 9322 Red Hawk Bend Dr in the City of Lakeland, Polk County. FL 33810 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of September,

Hoyt Hughes September 20, 2024 24-01352K

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of PIERRE PELMONT will, on October 2, 2024, at 10:00 a.m., at 227 Carla Avenue, Lakeland, Polk County, Florida 33801: be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1962 MIRA MOBILE HOME,

VIN: 3082, TITLE NO.: 0010400160 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#11084-114) September 20, 27, 2024 24-01358K

FIRST INSERTION

NOTICE OF PUBLIC SALE following personal property of

JAMES ROBINSON, will, on October 2, 2024, at 10:00 a.m., at 416 Dawn Street, Lot #416, Lakeland, Polk County, Florida 33815; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1983 SAND MOBILE HOME. VIN: FLFL1AC427002584, TITLE NO.: 0022011031 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#31021-1549) September 20, 27, 2024 24-01345K

FIRST INSERTION NOTICE OF PUBLIC SALE

by competitive bidding of the personal property listed below will be held at 2825 Drane Field Road, Lakeland,

personal property was abandoned by U.S. LOGISTICS SOLUTIONS, INC.: (1) Four (4) Yale forklifts with serial numbers A82378907, D810V03794T, D810V03094S, and C810V05837M;

Florida 33811 on Tuesday, October 1, 2024 at 10:00 am. The following

(2) One (1) Heli forklift with serial number 230252T6318;

(3) A warehouse conveyor system throughout warehouse;

(4) Eight (8) Semi-Truck Tractor Trailers (Trailers only) with the following VINs: 1JJV532W58L209309 (SN: KT477631 - blue, red gray stripes), 1UYVS2539GP724285 (Forward Air trailer 89415). 1JJV532W39L316036 (Towne 1JJV532W39L316636 Air Freight trailer 53165W). 1UYVS2531L7961010 (Forward Air trailer 26119), 5 V 8 V C 5 3 2 2 G M 6 0 5 9 0 5 (blue V in back 1UYVS2535L3961552 Logistics Solutions trailer 19619), 1UYVS2530GG724353 (US Logistics Solutions trailer 76115), 3H3V532C1HT369063 (SN: HT369063 - UPSZ 972802

carved in side)
(5) Two (2) Semi-Truck Tractor Trucks (Trucks only) also identified as US Logistics Solutions trucks with Ohio tags

PGN1791 and PWU5468; Various office furniture including desks, bookcases, and office chairs;

(6) Various electronic equipment including printers, computer screens, and keyboards;

Various office furniture and computer/networking equipment;

DATED on September 17, 2024. September 20, 27, 2024 24-01360K

24-01348K

FIRST INSERTION

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

File No. 53-2024-CP-002916-0000-XX PROBATE DIVISION IN RE: ESTATE OF WALTER CARLISLE CHALFANT, Deceased.

The administration of the estate of WALTER CARLISLE CHALFANT, deceased, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, Florida 33830. The file number for the estate is 53-2024-CP-002916-0000-XX.

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

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

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

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

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

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

Personal Representative: Judith Ann Gonzalez 25104 Ecloga Court

Ramona, CA 92065 Attorney for Personal Representative: Mark E. Clements, Esq.
Attorney for Personal Representatives Florida Bar No. 276774 Elder Law Firm of Clements & Wallace, PL 310 E Main St Lakeland, FL 33801 Ph: (863) 687-2287 Eml: mclements@mclements.com 2nd Eml: jwolf@mclements.com September 20, 27, 2024 24-01336K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 2024CP0022920000XX IN RE: ESTATE OF GARY P KRAYNAK. Deceased.

The administration of the estate of GARY P KRAYNAK, Deceased, whose date of death was March 25, 2024, is pending in the Circuit Court for POLK County Florida Probate Division the address of which is 255 N. Broadway Ave. Bartow, Fl. 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732,228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

RITA BROCKWAY. 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@srblawvers.com September 20, 27, 2024 24-01353K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION File Number:

532024 CP0029310000 XXIN RE: ESTATE OF Jack Alan Card

Deceased. The administration of the estate of Jack Alan Card, deceased, whose date of death was April 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. The names and addresses of the personal representative and the personal representative's are set forth b w. 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 FOREV-ER BARRED, NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand a creditor as specified under section 732.2211. The date of first publication of this notice is September 20, 2024.

Personal Representative: Kimberely Rae Card, 6413 Bendelow Drive Lakeland, Florida 33810.

Attorney for Personal Representative: Michael T. Black: Florida Bar Number: 103678; The Probate Pro, a division of The Darren Findling Law Firm. 3300 W. Lake Mary Blvd., Suite 310, Lake Mary, Florida 32746 Telephone: (407) 559-5480;

September 20, 27, 2024 24-01337K

E-mail your Legal Notice

legal@businessobserverfl.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002749 IN RE: ESTATE OF DEAN M. GOISHI,

Deceased.The administration of the estate of DEAN M. GOISHI, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Po Box 9000. Drawer CC1, Bartow, FL 33831. The names and addresses of the curator and the curator's attorney are set forth

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

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

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 20, 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. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com September 20, 27, 2024 24-01355K

FIRST INSERTION

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

Case No.: 532024CP0028180000XX IN RE: ESTATE OF WILLIAM DARYL CHAMBERS

Deceased. The administration of the Estate of WILLIAM DARYL CHAMBERS, deceased, who died on May 16, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is the Honorable Mark Carpanini, P.O. Box 9000, Drawer J155,

Bartow, Fl 33831-9000. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

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

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

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

Personal Representative Daryl Chambers

1001A E. Harmony Road, #377 Fort Collins, Colorado 80525 Attorney for the Personal Representative Aaron J. Bedy, Esq. Bedy Law, PLLC 13043 West Linebaugh Avenue Tampa, Florida 33626 727-308-0529 Florida Bar No.: 99293 aaron@bedvlaw.com September 20, 27, 2024 24-01335K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0030550000XX **Division: Probate** IN RE: ESTATE OF THEODORE G. NICHOLS, SR.

Deceased.

The administration of the Estate of Theodore G. Nichols, Sr., deceased, whose date of death was March 30, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 225 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this

notice is September 20, 2024. Personal Representative: **Christopher Nichols**

1232 Brighton Way Lakeland, FL 33813 Attorney for Personal Representative: Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553 MEDINA LAW GROUP, P.A. 425 S. Florida Avenue, Suite 101 Lakeland, FL 33801

Telephone: (863) 682-9730 Fax: (863) 616-9754 E-Mail: dan@medinapa.com Secondary E-Mail: sam@medinapa.com

September 20, 27, 2024 24-01368K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002628 **Division Probate** IN RE: ESTATE OF MARIE SENA KAPLAN a/k/a MARIE KAPLAN

Deceased. The administration of the Estate of Marie Sena Kaplan, deceased, whose date of death was June 11, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 North Broadway, 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 20, 2024.

Personal Representative: Betty L. Myers 201 Half Moon Bay Court

Poinciana, Florida 34759 Attorney for Personal Representative: Joshua M. Sachs E-mail Addresses: ims@hendersonsachs.com. michael@hendersonsachs.com Florida Bar No. 24277 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 September 20, 27, 2024 24-01354K

FIRST INSERTION

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

FLORIDA Case No.: 53-2024CP-0010790000 **Division: Probate** IN RE: THE ESTATE OF JEREMY S. BRIDGES Deceased.

The administration of the estate of JER-EMY S. BRIDGES, deceased, whose date of death was September 16, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Ave, Bartow, Florida 3380. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOTE FILED WITH-IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 firth publication of this notice is: September 20, 2024

/s/ Jeane I. Bridges JEANE I. BRIDGES

Petitioner SOUTHERN ATLANTIC LAW GROUP, PLLC /s/ Stephen H. Bates Stephen H. Bates Esq. Florida Bar No.58197 2901
st Street S. Winter Haven, Florida 33880 Telephone: (863) 656-6672 Facsimile: (863) 301-4500 Email Addresseses: Stephen@southernatlanticlaw.comKara@southernatlanticlaw.com Attorneys for Personal Representative September 20, 27, 2024 24-01364K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION File No. 532024CP0030670000XX IN RE: ESTATE OF JAMES JOSEPH RING JR, Deceased.

The administration of the estate of JAMES JOSEPH RING JR, Deceased, whose date of death was June 28, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave., Bartow, FL 33830. The names and addresses of the personal representative and the personal repre-

sentative's attorney are set forth below.

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

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the 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 20, 2024.

JULIE ANN MARIANO,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawvers.com Secondary Email: angelica @srblawyers.com $September\ 20,\ 27,\ 2024 \qquad 24\text{--}01361K$



SARASOTA • MANATEE

HILLSBOROUGH • PASCO

PINELLAS • POLK • LEE

COLLIER • CHARLOTTE



www.floridapublicnotices.com. The public is well-served by notices published in a community newspaper.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

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

Robert D. Hines

Personal representative 1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Robert D. Hines, Esq.
Attorney for Personal representative

Florida Bar No. 0413550

Hines Norman Hines, P.L. 1312 W. Fletcher Avenue,

Tampa, FL 33612 Telephone: 813-265-0100

Secondary Email:

jrivera@hnh-law.com

Email: rhines@hnh-law.com

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2024-CP-002090-0000-XX IN RE: Estate of KEVIN ROY GRASER,

Deceased.
The administration of the estate of Kevin Roy Graser, deceased, whose date of death was March 12, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth 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.

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

The date of first publication of this

Personal Representative: /s/Heather Eckstein **Heather Eckstein** 26827 West Escuda Drive Buckeye, AZ 85396

Attorney for Personal Representative: /s/ Amy L Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 P.O. Box 4397 Winter Haven, FL 33885 $(863)\,268 - 8292$ amy@amyphillipspllc.com

FIRST INSERTION

BARRED.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA Case No. 2024CP0030570000XX **Division: Probate**

IN RE: ESTATE OF CAROL E. NICHOLS Deceased.

The administration of the estate of Carol E. Nichols, deceased, whose date of death was April 29, 2024, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 225 N. Broadway Ave, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 24-CP-003054

IN RE: ESTATE OF

JOHN FRANKLIN DOTY JR.

 $\label{eq:Deceased.} \textbf{Deceased.}$ The administration of the estate of John

Franklin Doty Jr., deceased, whose date

of death was January 31, 2023, is pend-

ing in the Circuit Court for Polk County,

Florida, Probate Division, the address

tow, Florida 33830. The names and ad-

dresses of the personal representative

and the personal representative's attor-

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

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

duty to discover whether any property

NOTICE OF PUBLIC SALE: Notice

is hereby given that on 10/14/2024 at

08:00 AM the following vehicles(s)

may be sold at public sale at 1701 US HIGHWAY 92 W, AUBURNDALE,

FL 33823 pursuant to Florida Statute

713.585.

5NPEB4AC1EH831548

The personal representative has no

All other creditors of the decedent

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

ney are set forth below.

is 455 N Broadway Ave Bar-

All other creditors of the decedent

ALL CLAIMS NOT FILED WITHIN

BARRED.

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

notice is September 20, 2024.

September 20, 27, 2024 24-01366K

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

A personal representative or curator

has no duty to discover whether any

property held at the time of the dece-

dent'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

The date of first publication of this

Personal Representative:

Christopher Nichols

1232 Brighton Way Lakeland, FL 33813

Attorney for Personal Representative:

Daniel Medina, B.C.S., Attorney Florida Bar Number: 0027553

MEDINA LAW GROUP, P.A.

Telephone: (863) 682-9730

E-Mail: dan@medinapa.com

September 20, 27, 2024 24-01365K

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,

applies, or may apply, unless a written

demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

/s/ Deborah D. Cali

Deborah D. Cali

5205 Charles Lane

Lakeland, Florida 33811

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is September 20, 2024.

/s/ Lesly Longa Vaillancourt

400 N Ashley Drive, Suite 1900 Tampa, Florida 33602

2014 HYUN 5070.46 Lienor Name: J GONZALEZ AUTO REPAIR Lienor

Telephone #: 813-697-1791 MV License

#: MV96702 Location of Vehicles: 1701

24-01344K

US HIGHWAY 92 W, AUBURNDALE,

Telephone: (813) 751-3500 September 20, 27, 2024 24-01367K

Lesly Longa Vaillancourt

E-mail Addresses:

Les@Longalaw.com,

 $In fo @\, Longalaw.com$

Florida Bar No. 44518

Longa Law Firm, P.A.

--- PUBLIC SALES ---

FIRST INSERTION

FL 33823

September 20, 2024

NOTWITHSTANDING THE TIME

FLORIDA STATUTES

425 S. Florida Avenue,

Fax: (863) 616-9754

Secondary E-Mail:

sam@medinapa.com

Suite 101 Lakeland, FL 33801

FIRST INSERTION

specified under section 732.2211.

notice is September 20, 2024.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DÍVISION File No. 2024-CP-3073 IN RE: ESTATE OF RODNEY WEEKS,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-000924

IN RE: ESTATE OF SHANIA LYNN ARMS,

Deceased. The administration of the estate of SHANIA LYNN ARMS, deceased,

whose date of death was July 12, 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 repre-

sentative'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

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

mands against decedent's estate must

OF THIS NOTICE ON THEM.

aka RODNEY MARLIN WEEKS, JR. Deceased.

The administration of the estate of RODNEY WEEKS, also known as RODNEY MARLIN WEEKS, JR., deceased, whose date of death was July 19, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N. Broadway Avenue, Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

All other creditors of the decedent

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

September 20, 27, 2024 24-01362K

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 20, 2024.

FAITH H. WEEKS

Personal Representative 929 Washington Street

Bartow, FL 33830 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Tampa, FL 33612

Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com September 20, 27, 2024 24-01363K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-003013 IN RE: ESTATE OF JEANNA SUE STOTTS

Deceased.

The administration of the estate of Jeanna Sue Stotts, deceased, whose date of death was August 2, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, FL 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

5503 Kings Mont Drive Lakeland, FL 33813 Attorney for Person Giving Notice Michael J. Heath, Attorney Florida Bar Number: 0010419 167 108th Ave Treasure Island, FL 33706 Telephone: (727) 360-2771

mike@attorneymic hael heath.comSecondary E-Mail: ${\it Jennifer@attorneymichaelheath.com}$ September 20, 27, 2024 24-01377K

file their claims with this court WITH-

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED.

Petitioner Oscar Stotts

Fax: (727) 475-5323 E-Mail:

Email your Legal Notice legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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





Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

Are there different types of legal notices?

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

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

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

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.: 2024CA001548000000 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.

MARIE CLAUDE BENOIT; AQUA FINANCE, INC.; ASSOCIATION OF POINCIANA VILLAGES, INC.; POINCIANA VILLAGE THREE ASSOCIATION, INC.; SERGE BENOIT; ALTON JOSAPHAT; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), STACY M. BUT-TERFIELD, CPA as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.polk.realforeclose.com at 10:00 AM on the 15TH day of October 2024 the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 757, POINCIANA, NEIGHBORHOOD 5 NORTH, VILLAGE 3, AC-CORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 27 THROUGH 42, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 420 ALBATROSS CT, KISSIMMEE,

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING

AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UN-CLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF

THE LIS PENDENS MAY CLAIM

THE SURPLUS. 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

Dated this 12 day of September 2024. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com

24-01118 September 20, 27, 2024 24-01331K

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

AND FOR POLK COUNTY, FLORIDA CASE NO. 2018CA000971000000 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET

SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4,

Plaintiff, vs. WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSHKA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ, ET AL.;,

et al. **Defendants**

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling the Foreclosure Sale dated September 3, 2024, and entered in Case No. 2018CA000971000000, of the Circuit Court of the Tenth Judicial Circuit in and for POLK County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORA-TION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC4. is Plaintiff and WILFREDO SELPA; NINOSHKA MATOS A/K/A NINOSH-KA M. MATOS A/K/A NINOSHKA M. MATOS RODRIGUEZ; FLORIDA PINES HOMEOWNERS ASSOCIA-TION, INC.: POLK COUNTY TAX COLLECTOR, STATE OF FLORIDA; UNIVERSAL CONTRACTING, are defendants. Stacy M. Butterfield, Clerk of the Circuit Court for POLK County, Florida will sell to the highest and best bidder for cash via the Internet at www.

polk.realforeclose.com, at 10:00 a.m., on the 18TH day of OCTOBER, 2024, the following described property as set forth in the final judgment, to wit:

LOT 171, FLORIDA PINES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORD-ED IN PLAT BOOK 111, PAGE(S) 44 THROUGH 46, OF THE PUB-LIC RECORDS OF POLK COUN-TY. FLORIDA.

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

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

call 711. Dated this 18th day of September, 2024.

VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com / s / J. Anthony Van Ness J. Anthony Van Ness, Esq. Bar Number: 391832 PHH4842-17/sap

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 10TH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2024CA001364000000 WATERCREST ESTATES HOMEOWNERS ASSOCIATION, INC., a Florida non-profit Corporation, Plaintiff, vs.

ABIMAEL MALDONADO ALICEA; UNKNOWN SPOUSE OF ABIMAEL MALDONADO ALICEA, et al,

Defendant(s). NOTICE IS HEREBY GIVEN pursuant to Default Final Judgment of Foreclosure dated August 29, 2024 in Case No. 2024CA001364000000 in the Circuit Court in and for Polk County, Florida wherein WATERCREST ESTATES HOMEOWNERS ASSOCIATION, INC, a Florida nonprofit Corporation, is Plaintiff, and ABIMAEL MALDONADO ALICEA, et al, is the Defendant, I will sell to the highest and best bidder for cash at: 10:00 A.M. (Eastern Time) on OCTOBER 14, 2024. () www.polk. realforeclose.com the Clerk's website for online auctions after first given notice as required by Section 45.031, Florida Statutes, the following described real property as set forth in the Final

Judgment, to wit: LOT 228, WATERCREST ES-TATES PHASE 2, ACCORD-ING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 169, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A: 726 SPRING CREEK DRIVE AUBURNDALE, FL

September 20, 27, 2024 24-01372K

33823. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE IF ANY OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS 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: September 16, 2024 FLORIDA COMMUNITY LAW GROUP, P.L. Attorneys for Plaintiff P.O. Box 292965 Davie, FL 33329-2965 Tel: (954) 372-5298 Fax: (866) 424-5348 Email: jared@flclg.com By: /s/ Jared Block Jared Block, Esq. Florida Bar No. 90297 September 20, 27, 2024 24-01369K

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001195000000 AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, vs.

SHEA LISETTE HALL, ET.AL; Defendants

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated August 27, 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 October 11, 2024. the following described property:

LOT 36, EAGLE POINTE OF LAKELAND, ACCORDING TO THE PLAT OR MAP THEREOF AS RECORDED IN PLAT BOOK 188, PAGE 1 AND 2, IN PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 6082 EAGLE POINTE DR, LAKELAND, FL

33812 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED 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. Andrew Arias FBN: 89501 Attorneys for Plaintiff Marinosci 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.comServiceFL2@mlg-defaultlaw.com MLG No.: 24-01151 /

FIRST INSERTION

CASE NO.: 2024CA001195000000

September 20, 27, 2024 24-01333K

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

FLORIDA CIVIL ACTION CASE NO.: 23-CA-0044862

EQUITY TRUST COMPANY, CUSTODIAN F.B.O. LEONARD H. MARKS IRS

JUAN NUNEZ TAVERAS, ET. AL.

Defendants,NOTICE IS HEREBY GIVEN, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 3, 2024 in the Circuit Court of Polk County, Florida, I will sell the property situated in Polk County, Florida described as:

LOT 37, CRESCENT HILLS OF CHRISTINA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGE 30, OF THE PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. a/k/a 540 Crescent Hills, Lakeland, Florida 33823

including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, at: www.polk.realforeclose.com, on November 5, 2024 at 10:00 a.m. 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 within 60 days after the sale.

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, 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 in Polk County, Florida on this 17th day of September, 2024. By: /s/Sergio A Florez Leonard H. Marks, Esq. - FBN 366862 x Sergio A. Florez, Esq.- FBN 118666 8870 N. Himes Avenue, PO Box 301 Tampa, Fl 33614 (813) 495-5429 (813) 385-1620 Lmarks813@gmail.com

September 20, 27, 2024 24-01357K

Sergioalflore@gmail.com

Attorneys for Plaintiff

NOTICE OF ACTION

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

CASE NO: 23-CA-005504

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, ALICIA ELIZABETH LYNN SADLERAKA ALICIA ELIZABETH SADLER AKA ALICIA E SADLER, UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, CREDITORS, GRANTEES, ASSGINEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST DAWN E SADLER, DECEASED, DAWN E

SADLER, Defendant(s) TO: UNKNOWN TENANT 1, UN-KNOWN TENANT 2, DAWN E SADLER, UNKNOWN HEIRS, BEN-EFICIARIES, DEVISEES, CREDI-TORS, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST DAWN E SADLER, DE-CEASED, TWIN LAKES AT CHRISTI-NA HOMEOWNERS ASSOCIATION INC, ALICIA ELIZABETH LYNN

FIRST INSERTION

SADLER Last Known Address: 6872 Shadow Cast Ln, Lakeland, FL 33813

You are notified of an action to foreclose a mortgage on the following prop-

erty in Polk County: LOT 67, TWIN LAKES AT CHRISTINA PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 120, PAGE 49, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. 6872 Shadow Cast Ln, Lakeland, FL 33813

The action was instituted in the Circuit Court, Tenth Judicial Circuit in and for Polk, County, Florida; Case No. 23-CA-005504; and is styled Rocket Mortgage, LLC f/k/a Quicken Loans, LLC vs. Alicia Elizabeth Lynn Sadleraka Alicia Elizabeth Sadler aka Alicia E Sadler, Unknown Heirs, Beneficiaries, Devisees, Creditors, Grant-ees, Assignees, Lienors, Trustees and all other parties claiming an interest by, through, under or against Dawn E Sadler, Deceased, Dawn E Sadler, Twin Lakes at Christina Homeowners Association Inc, Unknown Tenant 1 and Unknown Tenant 2. You are required to serve a copy of your written defenses, if any, to the action on Ian Hudson, Esq., Plaintiff's attorney, whose address is

255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 10-21-24, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

The Court has authority in this suit

to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.

If you are a person with a disability who needs any accommodation in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. DATED: 9-11-24

Stacy M. Butterfield Polk Clerk of the Circuit Court As Clerk of the Court (SEAL) By: Ashley Saunders As Deputy Clerk September 20, 27, 2024 24-01376K

FIRST INSERTION

2114 W OAK RIDGE ROAD APT. A,

UNKNOWN SPOUSE OF ALEXAN-

2114 W OAK RIDGE ROAD APT. A,

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED

that an action to foreclose Mortgage

covering the following real and person-al property described as follows, to-wit:

LOT 27, WAVERLY ACRES, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 94, PAGE 5, OF THE PUBLIC RECORDS OF

HUD LABEL NUMBER IS GEO

1137877/ GEO 1137878, MODEL

28-1470, YEAR 1998, SERIAL

GMHGA1409822155A AND

GMHGA1409822155B, MANU-

has been filed against you and you

FACTURES NAME JAGUAR

POLK COUNTY, FLORIDA.

ALEXANDER RAY HOLTSCLAW

ORLANDO, FL 32809

DER RAY HOLTSCLAW

ORLANDO, FL 32809

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-000954 NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

JOYCE I HOLTSCLAW, et al., Defendant.

To: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, UNDER, UNDER, AND AGAINST ESTATE OF JOYCE I HOLTSCLAW A/K/A JOYCE HOLTSCLAW A/K/A JOYCE IRENE HOLTSCLAW. WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIM-ANTS ADDRESS: UNKNOWN

UNKNOWN SPOUSE OF TERRY RAY HOLTSCLAW 538 S. MCCLURE STREET, INDIA-NAPOLIS, IN 46241 JAMES RAY HOLTSCLAW, JR. $804~\mathrm{E.}$ MAIN STREET, APT. 5, WASH-INGTON, IN 47501 UNKNOWN SPOUSE OF JAMES RAY HOLTSCLAW, JR.

804 E. MAIN STREET, APT. 5, WASH-INGTON, IN 47501

are required to file a copy of your written defenses, if any, to it on Lauren A. Bromfield, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above- styled Court on or before 10-25-24 or 30 days from the first publication, otherwise

a Judgment may be entered against you for the relief demanded in the Complaint.

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

WITNESS my hand and seal of said Court on the 17 day of September, 2024. Stacy M. Butterfield

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Ashley Saunders Deputy Clerk

MCCALLA RAYMER LEIBERT PIERCE, LLC 225 East Robinson Street, Suite 155, Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: Accounts Payable@mccalla.com23-08427FL September 20, 27, 2024 24-001375K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2022-CA-002209 U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 BKM-TT-V, Plaintiff, v.

JESSICA MARIE PORTER A/K/A JESSICA PORTER, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated September 10, 2024, issued in and for Polk County, Florida in Case No. 2022-CA-002200 wherein U.S. BANK NATIONAL AS-SOCIATION, NOT IN ITS INDI-VIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SE-RIES 2021 BKM-TT-V is the Plaintiff, and JESSICA MARIE PORTER A/K/A JESSICA PORTER, SCENIC HILLS HOMEOWNERS ASSOCIATION, INC., STATE OF FLORIDA, CLERK OF COURT OF THE TENTH JUDI-CIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA, CAPITAL ONE BANK (USA), N.A. and UNKNOWN TENANT #1 N/K/A ALEXIS AMBLE 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 15, 2024, at electronic sale beginning at 10:00 AM, at www. polk.realforeclose.com the followingdescribed real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:
LOT 78, SCENIC HILLS, AC-

CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 85, PAGE 49, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. operty Address Hills Blvd., Lakeland, FL 33810

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 12th day of September, Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FI 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 $\hbox{E-Mail: Matthew@HowardLaw.com}$ September 20, 27, 2024 24-01332K

FIRST INSERTION

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

CASE NO.: 2022CA003497 HIGHLAND MEADOWS 6 HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs.

KATHRYN MARIE PRICE; KENNETH ROBERT DEWYER; UNKNOWN TENANT 1,

Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment entered on August 12, 2024 in Case No. 2022CA003497, in the Circuit Court of the Tenth Judicial Circuit, in and for Polk County, Florida, wherein HIGHLAND MEADOWS 6 HOME-OWNERS ASSOCIATION, INC., are the Plaintiffs and, KATHRYN MARIE PRICE, KENNETH ROBERT DEW-YER, and UNKNOWN TENANT #1

n/k/a Sherri Price, 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 Friday, October 11, 2024, at www.polk.realforeclose.com, the following property, as set forth in the Final Judgment:

Lot 6, Reserve at Highland Meadows, according to the map or plat thereof, as recorded in Plat Book 164, Page(s) 41 and 42, of the Public Records of Polk County, Florida, with the following street address: 327 Eaglecrest Drive, Haines City, FL 33844.

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

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 16th 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 Attorneys for Plaintiff

113340-0006

Telephone: (407) 903-9939 September 20, 27, 2024 24-01373K

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 10th JUDICAL CIRCUIT, IN AND FOR POLK, FLORIDA. CASE No. 2023CA-000344-0000-00 CARRINGTON MORTGAGE SERVICES LLC, Plaintiff vs. UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE

Defendants MIKELIN OLIVER

ESTATE OF SYLVESTER

WILLIAMS, DECEASED, et al.,

 $261\,1ST\,AVE, TOMS\,RIVER, NJ\,08757$ 502 N BEDFORD ST, CARLISLE, PA 17013 UNKNOWN SPOUSE OF MIKELIN

OLIVER 261 1ST AVE, TOMS RIVER, NJ 08757

502 N BEDFORD ST, CARLISLE, PA AND TO: All persons claiming an in-

terest by, through, under, or against the aforesaid Defendant(s).
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following described property located in Polk County, Florida: LOT 23, VILLAGE ESTATES UNIT NUMBER TWO, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 49, PUBLIC RECORDS OF POLK COUNTY,

FLORIDA. has been filed against you, and you are required to serve a copy of your writ-

ten defenses, if any, to this action, on Greenspoon Marder, LLP, Default Department, Attorneys for Plaintiff. whose address is Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309, and file the original with the Clerk within 30 days after the first publication of this notice in Business Observer, on or before Oct 17, 2024; otherwise a default and 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 or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow, Florida 33830, (863) 534-4686, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call

WITNESS MY HAND AND SEAL OF SAID COURT on this 10 day of Sept. 2024.

Stacy M Butterfield As Clerk of said Court By:/s/Ascuncion Nieves $\label{eq:As-Deputy-Clerk} \mbox{As-Deputy-Clerk} \mbox{Greenspoon-Marder, LLP,}$

Default Department, Attorneys for Plaintiff, Trade Centre South, Suite 700, 100 West Cypress Creek Road, Fort Lauderdale, FL 33309 (954) 491-1120; gmforeclosure@gmlaw.com (22-000677-01) September 20, 27, 2024 24-01370K

FIRST INSERTION

Defendant(s). TO: THE UNKNOWN HEIRS, DEVI-SEES, BENEFICIARIES, GRANTEES, ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LAWRENCE MCCOY, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS

POLK COUNTY

LAST KNOWN ADDRESS: UNKNOWN CURRENT ADDRESS: UNKNOWN

YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Polk County, Florida, to foreclose certain real property described as follows:

THE FOLLOWING PROPERTY LOCATED IN POLK COUNTY, FLORIDA:LOT 3 AND 4, BLOCK 31, MAP OF AUBURNDALE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK

2, PAGE(S) 13, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA..

Property address: 608 Bennett Street, Auburndale, FL 33823 You are required to file a written response with the Court and serve a copy

of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first publication, 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.

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 the 9 day of September,

CLERK OF THE CIRCUIT COURT As Clerk of the Court (SEAL) BY: /s/ Ashley Saunders Deputy Clerk

Plaintiff Atty: Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com

Land Home Financial Services, Inc. vs. Charles E. White, Jr. TDP File No. 20-001680-2 September 20, 27, 2024 24-01334K

FIRST INSERTION

SUBSEQUENT INSERTIONS

--- ESTATE ---

24-01324K

NOTICE OF ACTION FOR BREACH OF CONTRACT IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

NOTICE OF ACTION

IN THE CIRCUIT COURT FOR THE

TENTH JUDICIAL CIRCUIT

IN AND FOR POLK COUNTY,

FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2023CA006119000000

LAND HOME FINANCIAL

CHARLES E. WHITE, JR.;

VIRGINIA WHITE; THE UNKNOWN HEIRS, DEVISEES,

ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LAWRENCE

BENEFICIARIES, GRANTEES,

MCCOY, DECEASED, AND ALL

OTHER PERSONS CLAIMING

AND AGAINST THE NAMED

DEFENDANTS; CHARLES E.

WHITE, JR.; VIRGINIA WHITE;

UNITED STATES OF AMERICA,

DEPARTMENT OF TREASURY;

BY, THROUGH, UNDER,

SERVICES, INC.

Plaintiff(s), vs.

AND FOR POLK COUNTY, FLORIDA Case No. 2023-CA-006948-0000-

SEAN HORSEY, Plaintiff, Vs. AMERICAN HOMES RENTAL & MANAGEMENT, INC.

Defendant, TO: AMERICAN HOMES RENTAL & MANAGEMENT, INC.

Florida 33815, 863-688-3228.

SECOND 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,

YOU ARE NOTIFIED that a Cu-

rator'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:

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. Fail-

ure to serve and file written defenses as

required may result in a judgment or

order for the relief demanded, without

Signed on this 3rd day of September,

First publication on September 13,

Sept. 13, 20, 27; Oct. 4, 2024

/s/ Stacy ButterField, CPA

As Clerk of the Court

By: Loretta Hill

As Deputy Clerk

BARBARA COLLIER CASON

Mark G. Turner, Esquire

255 Magnolia Avenue SW

Winter Haven, FL 33880

further notice.

2024.

2024.

September 13, 20, 2024

c/o Patrick Walsh, Registered Agent 2629 Waverly Barn Road, Suite 126 Davenport, Florida 33891

YOU ARE NOTIFIED that an action for Breach of Contract has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Plaintiff, Sean Horsey_c/o Jenkins Law, P.L., whose address is 275 96th Ave N., Suite 5 St. Petersburg, FL 33702, on or before 10-10-24, and file the original with the clerk of this Court at P.O. Box 9000, Drawer CC-12, Bartow, Florida 33831-9000 or in person at 255 N. Broadway Ave. Bartow, Florida 33830-3912 before service on Plaintiff or immediately thereafter. If you fail to $\,$ do so, a default may be entered against you for the relief demanded in the peti-

The address subject to this Breach of Contract action is 106 JULLIARD BLVD, DAVNPORT, FL 33896

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon

You must keep the Clerk of the Circuit Court's office notified of your current address. Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. Dated:- 8-30-24

Stacy M. Butterfield CLERK OF THE CIRCUIT COURT (SEAL) By: /s/ Ashley Saunders Polk County Clerk

Sean Horsey c/o Jenkins Law, P.L 275 96th Ave N.,

Suite 5 St. Petersburg, FL 33702 Sept. 20, 27; Oct. 4, 11, 2024

24-01356K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO.: 2024CA002499000000 AFL HECM LLC, Plaintiff, v. UNKNOWN HEIRS, SPOUSES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS. TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTER-EST IN THE ESTATE OF DORIS

LANELL WHITE, DECEASED, et

Defendants. TO: UNKNOWN HEIRS, SPOUS-ES, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN IN-TEREST IN THE ESTATE OF DORIS LANELL WHITE, DECEASED

Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclosure a mortgage on the following property located in Polk

County, Florida: LOTS 9 AND 10, BLOCK 1, WESTLAKE PARK, ACCORD-ING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 28, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 2223 Avenue E NW. Winter Haven, FL 33880. filed against you and you are required

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY,

FLORIDA

CIVIL DIVISION:

CASE NO.: 2024CA001330000000

PENNYMAC LOAN SERVICES,

ASHLEY ALTIDOR; ANISTON

INC.; SUNNOVA SLA

RICARDO HYACINTHE;

UNKNOWN TENANT IN

HOMEOWNERS ASSOCIATION,

MANAGEMENT LLC: JACQUES

POSSESSION OF THE SUBJECT

NOTICE IS HEREBY GIVEN pursuant

to an Order or Final Judgment entered

in the above styled cause now pending

in said court and as required by Florida Statute 45.031(2), STACY M. BUT-

TERFIELD, CPA as the Clerk of the

Circuit Court shall sell to the highest

and best bidder for cash electroni-

cally at www.polk.realforeclose.com at,

10:00 AM on the 14 day of October,

2024, the following described property

as set forth in said Final Judgment, to

LOT 83, OF ANISTON, AC-

CORDING TO THE PLAT THEREOF, AS RECORDED

IN PLAT BOOK 180, PAGES 7

THROUGH 11, INCLUSIVE,

OF THE PUBLIC RECORDS

OF POLK COUNTY, FLORIDA.

PROPERTY ADDRESS: 6413

GARDNER DR, LAKELAND,

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAINING AFTER THE SALE,

FL 33813

LLC,

Plaintiff, vs.

PROPERTY.

to serve a copy of your written defenses, if any, to it on HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before 10-21-24, 2024 (no later than 30 days from the date of the first publication of this Notice of Action) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition

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

WITNESS my hand and seal of this Court at Polk, Florida on this 11 day of September, 2024.

Stacy M. Butterfield POLK CLERK OF COURT POLK COUNTY CLERK OF COURT (SEAL) By: /s/ Ashley Saunders Deputy Clerk

HARRIS S. HOWARD, ESQ., of HOWARD LAW, Plaintiff's attorney 4755 Technology Way, Boca Raton, FL 33431

FIRST INSERTION

24-01371K September 20, 27, 2024

YOU MUST FILE A CLAIM WITH

THE CLERK NO LATER THAN THE DATE THAT THE CLERK

REPORTS THE FUNDS AS UN-

CLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAIN-

ING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED,

ONLY THE OWNER OF RECORD

AS OF THE DATE OF THE LIS

PENDENS MAY CLAIM THE SUR-

If you are a person with a disability

who needs assistance in order to par-

ticipate 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 Re-

lay Service), as much in advance of your

court appearance or visit to the court-

house as possible. Please be prepared

to explain your functional limitations

and suggest an auxiliary aid or service

that you believe will enable you to effec-

tively participate in the court program

Dated this 11 day of September 2024.

By: /s/ Lindsay Maisonet

Lindsay Maisonet, Esq.

De Cubas & Lewis, P.A.

Fort Lauderdale, FL 33310

Telephone: (954) 453-0365

Facsimile: (954) 771-6052

Toll Free: 1-800-441-2438

eservice@decubaslewis.com

R. JUD. ADMIN 2.516

DESIGNATED PRIMARY E-MAIL

FOR SERVICE PURSUANT TO FLA.

September 20, 27, 2024 24-01330K

Bar Number: 93156

Submitted by:

PO Box 5026

24-00780

SECOND INSERTION

SECOND 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,

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

SECOND INSERTION Notice Of Public Sale

The following personal property of: Stephen Michael Reutzel will on October 15, 2024 at 8:30 a.m. at 330 Brewer Rd, Polk County, Lakeland, FL 33813, will be sold for each 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

Septem

SECOND 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

--- ESTATE ---

SECOND 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 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 demands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

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

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. 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 13, 20, 2024

SECOND INSERTION NOTICE TO CREDITORS

POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-001285 IN RE: ESTATE OF JUDITH FAYE WHITE Deceased. The administration of the estate of Ju-

IN THE CIRCUIT COURT FOR

dith 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 specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

24-01302K

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is September 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

--- ACTIONS ---

THIRD INSERTION

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

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

ECP Properties II LLC, Strategic Real Estate Acquisitions Defendants,

YOU ARE HEREBY NOTIFIED that an action to quiet title to the following properties in Polk County, Florida: NORTHSIDE HEIGHTS PB 36

PG 48 BLK A LOT 36, SECTION 34, TOWNSHIP 29, SOUTH RANGE 27 EAST. A/K/A Address: 125 Northside Dr., Lake Wales, FL 33853

ECP Properties II LLC Strategic Real Estate Acquisitions 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 before service on the plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

Dated: 8-29-24

Cheyenne Whitfield

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

As Deputy Clerk

Tampa, Florida 33610 Sept. 6, 13, 20, 27, 2024 24-01278K

Whitfield Law, LLC 10150 Highland Manor Dr., Suite #200

SECOND 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
F327446/2218286/CMP
September 13, 20, 2024
24-01294K

SECOND 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.,

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 Mortgager, 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.
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 13, 20, 2024 24-01328K

PUBLISH YOUR

We publish all
Public sale, Estate
& Court-related

LEGAL NOTICE

 We offer an online payment portal for easy credit card payment

notices

 Service includes us e-filing your affidavit to the Clerk's office on your behalf

Email legal@businessobserverfl.com



SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION

CASE NO. 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 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, RE-CORDED 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 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: \\$\Danielle Salem

Danielle Salem, Esquire

Florida Bar No. 0058248

Communication Email:

dsalem@raslg.com 17-078283 - EuE September 13, 20, 2024 24-01320K

SECOND 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

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, 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
24-013

SECOND INSERTION

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

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

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 UKNOWN 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 RE-SERVE, according to the plat thereof, as recorded in Plat Book 173, Pages 21 through 24, of the Public Records of Polk County, 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

September 13, 20, 2024 24-01297K

113348-0006

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

SECOND INSERTION

NOTICE OF RESCHEDULED SALE

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 online at www.polk.realforeclose.com,

said Final Judgment of Foreclosure: LOT 7, VILLAS III, AS RECORD-ED IN PLAT BOOK 70, PAGES 26 AND 27, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. A/K/A 661 LAKE CAROLYN CIR-CLE LAKELAND FL 33813

Polk County, Florida at 10:00am EST

on the September 30, 2024 the follow-

ing described property as set forth in

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

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. 2023CA005242000000
PLANET HOME LENDING, LLC,

Plaintiff, vs.
CATHARINE LOUISE WEAVER,

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. By: /s/Robyn Katz

imair / days; ir you are nearing 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: MRService@mccalla.com
Fla. Bar No.: 146803
23-06518FL
September 13, 20, 2024
24-01319K

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

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, 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 who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

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, PL 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 --- ESTATE ---

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

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

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

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

The date of first publication of this notice is September 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

SECOND 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 Fran-

cis 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,

and addresses of the personal represen-

tative and the personal representative's

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice has been served must

file their claims with this Court ON OR

BEFORE THE LATER OF 3 MONTHS

AFTER THE DATE OF THE FIRST

PUBLICATION OF THIS NOTICE OR

30 DAYS AFTER THE TIME OF SER-

VICE OF A COPY OF THIS NOTICE

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

ALL CLAIMS NOT SO FILED

WITHIN THE TIME PERIODS SET

FORTH IN SECTION 733.702 OF

THE FLORIDA PROBATE CODE

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Tamara Nicole Dettling

Personal Representative Address: 3998 Island Lakes Drive,

Winter Haven, FL 33881

MICHAEL H. WILLISON, P.A.

Michael H. Willison, Esquire

Lakeland, Florida 33801

Florida Bar No. 382787

mwillison@mwillison.com

Attorney for Personal Representative

September 13, 20, 2024 24-01312K

114 S. Lake Avenue

(863) 687-0567

NOTWITHSTANDING THE TIME

WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED.

notice is September 13, 2024.

All other creditors of the decedent

names

Florida 33830-9000. The

attorney are set forth below.

ON THEM.

OF THIS NOTICE.

SECOND 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

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

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

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

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

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

Personal Representative: /s/ Donald R Montayon (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

SECOND 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 AL-LEN 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 claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 13, 2024. CHRISTOPHER GIRARD HERTEL

Personal Representative 914 Lakehurst Street Lakeland, FL 33805 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:

24-01321K

jrivera@hnh-law.com

September 13, 20, 2024

SECOND 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

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 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 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

SECOND 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 unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER 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 unmatured, 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

SECOND INSERTION

NOTICE OF SALE **PURSUANT TO CHAPTER 45,** FLORIDA STATUTES

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

CASE NO.: 2023CC-007085-0000-00 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION,

Plaintiff, vs. FRANCISCO MARRERO, et al., Defendant(s).

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 HOME-OWNERS ASSOCIATION, INC., is the Plaintiff and FRANCISCO MARRERO, et al., are the Defendants. The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https:// www.polk.realforeclose.com, in cordance with Section 45.031, Florida Statutes, on 10/3/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 61, THE RIDGE AT SWAN LAKE, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, including, 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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, (863) 534-4690, WITHIN TWO (2) WORK-ING 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

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. 2023CA006544000000 SPECIALIZED LOAN SERVICING

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: MRService@mccalla.com Fla. Bar No.: 146803 23-07774FL

September 13, 20, 2024

SECOND INSERTION

--- SALES ---

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, AC-CORDING 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, online at www.polk. realforeclose.com, 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 entlited, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, 255 N. Broadway Avenue, Bartow. Florida 33830, (863) 534-4686. at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated at St. Petersburg, Florida this 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

SECOND INSERTION NOTICE OF RESCHEDIU ED SALE

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

CIVIL ACTION CASE NO.: 2023-CA-000823 WELLS FARGO BANK, N.A. AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-FXD2, Plaintiff, vs. HANK E. CROWLEY, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to an Order Rescheduling Foreclosure Sale dated August 15, 2024, and entered in Case No. 2023-CA-000823 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Wells Fargo Bank, N.A. as Trustee For Option One Mortgage Loan Trust 2007-FXD2, is the Plaintiff and Hank E. Crowley, Ivie D. Crowley, are defendants, the Polk County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.polk.realforeclose.com, Polk County, Florida at 10:00am EST on the September 30, 2024 the follow ing described property as set forth in said Final Judgment of Foreclosure:

LOT 3, SHADOW WOOD UNIT III, ACCORDING TO THE MAP OR PLAT THEREOF AS RE-CORDED IN PLAT BOOK 69, PAGE 46 OF THE PUBLIC RE-CORDS OF POLK COUNTY, FLORIDA.

A/K/A 4357 DIAMOND RD, WINTER HAVEN, FL 33880 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 - 18-008005 September 13, 20, 2024

SECOND 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 BURNSED; RICKIE H BURNSED: WELLINGTON HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC: UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY: UNKNOWN TENANT #2 IN 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 BURNSED: RICKIE H BURNSED: UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY: UNKNOWN TEN-ANT #2 IN POSSESSION OF THE PROPERTY; WELLINGTON HOME-OWNERS ASSOCIATION OF POLK COUNTY, INC: are defendants. STA-CY M. BUTTERFIELD, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELEC-TRONIC 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, WELLING-

24-01314K

TON PHASE II. ACCORDING TO PLAT THEREOF, AS RE-CORDED 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 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 /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

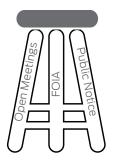




Why Public Notice Should Remain in Newspapers

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

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

> Meeting Minutes or Summaries

Agency Proposals





Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinguent Tax Lists.

Government Property

Tax Deed Sales

Sales



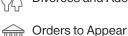
Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions





Proposed Budgets and

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special



Permit and License Applications

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