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

NOTICE TO CREDITORS

TENTH JUDICIAL CIRCUIT IN

AND FOR POLK COUNTY, FLORIDA

PROBATE DIVISION

File No.: 24CP-3166 IN RE: ESTATE OF

DANA EVANS BATEMAN, SR.,

Deceased

SSN: XXX-XX-3121

The administration of the estate of

DANA EVANS BATEMAN, SR., de-

ceased, whose date of death was

February 12, 2024, and whose Social

Security Number is XXX-XX-3121. 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, FL 33831-

9000. The name and address of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and

other persons having claims or demands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims with

this Court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

NOTICE TO CREDITORS

(Formal Administration)

IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK

COUNTY, FLORIDA.

PROBATE DIVISION

CASE NO.: 2024-CP-003097

IN RE: The Estate of

PATRICIA A. KRAMER, Deceased.
TO ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST

THE ABOVE ESTATE: The adminis-

tration of the estate of PATRICIA A.

KRAMER, deceased, whose date of

death was March 7, 2024, and whose social security number is ***-**-2191,

is pending in the Circuit Court for

Polk County, Florida, Probate Division, the address of which is 255 N.

Broadway Avenue, Bartow, Florida

33830. The names and addresses of

the Personal Representative and the

Personal Representative's attorney are

All creditors of the decedent and

other persons having claims or de-

mands against decedent's estate on

whom a copy of this notice is required to be served must file their claims with

this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

set forth below.

ON THEM.

SEPTEMBER 27 - OCTOBER 3, 2024

POLK COUNTY LEGAL NOTICES

FIRST INSERTION

ON THEM.

OF THIS NOTICE.

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must

file their claims with this Court WITH-

IN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

WILL BE FOREVER BARRED.

DATE OF DEATH IS BARRED.

ALL CLAIMS NOT SO FILED

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

this notice is the 27th day of September,

The date of the first publication of

Signed on this 23rd day of Septem-

Personal Representative:

Brent Ulvesses Bateman

436 Barlyn Ave.

Haines City, FL 33844

IN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

ALL CLAIMS NOT FILED WITH

THE TIME PERIODS SET FORTH IN

SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

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

A Personal Representative or cura

tor has no duty to discover whether any

property held at the time of the 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 ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

The date of first publication of this Notice is September 27, 2024.

PATRICIA GOULD.

As Personal Representative

Attorney and Personal Representative

Attorney for Personal Representative

2601 SouthBayshore Drive, 18th Floor

E-mail: SG@EasyEstateProbate.com

24-01386K

EASY ESTATE PROBATE, PLLC

Coconut Grove, Florida 33133

Tel: 1-833-973-3279

Fax: 1-833-927-3279

Florida Bar No. 101511

Sept. 27; Oct. 4, 2024

STEVEN E. GURIAN, ESQ.,

fied under s. 732.2211.

Giving Notice:

24-01384K

Attorney for Personal Representative:

Michael A. Johnson

P.O. Box 1397

Primary email:

FIRST INSERTION

Florida Bar #: 0474258

Fax#: (863) 688-0472

Sept. 27: Oct. 4, 2024

OF THIS NOTICE.

Lakeland, FL 33802-1397

majlaw@tampabay.rr.com

Telephone: (863) 688-0741

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE The following personal property of JEFFREY BONE will, on October 10, 2024, at 10:00 a.m., at 1845 Big Cypress Blvd., Lot #1104, Lakeland, Polk County, Florida 33810; be sold for cash to satisfy storage fees in accordance

with Florida Statutes, Section 715,109:

2005 FTWD MOBILE HOME, VIN: FLFL470A31563LF21, TITLE NO.: 0093459274, and VIN: FLFL470B31563LF21, TITLE NO.: 0093459310 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#3326-3318) Sept. 27; Oct. 4, 2024 24-01392K

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

FIRST INSERTION

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Lakeland Bail Bonds located at 505 E Main St in the City of Bartow, Polk County, FL 33830 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September,

Bail America Inc Doug Moore September 27, 2024

24-01399K

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 Bartow Bail Bonds located at 505 E Main St in the City of Bartow, Polk County, FL 33830 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida

Dated this 23rd day of September, 2024.

Bail America Inc

Doug Moore September 27, 2024

24-01398K

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 Winter Haven Bail Bonds located at 505 E Main St in the City of Bartow, Polk County, FL 33830 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September,

Bail America Inc Doug Moore

September 27, 2024

24-01400K

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

KillerB Digital located at 17209 Quail

Cir in the City of Lake Wales, Polk

County, FL 33859 intends to register

the said name with the Division of Cor-

porations of the Department of State,

Tallahassee, Florida.

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

NOTICE IS HEREBY GIVEN that of Lakeland, Florida 33811 intends to

Dated this 23rd day of September, September, 2024.

Killer Bee Marketing, LLC

September 27, 2024 24-01397K Notice is hereby given that FRESH PREP KITCHEN LLC, owner, desiring to engage in business under the fictitious name of NOMAD KITCHEN located at 1091 BUTTERCUP DRIVE

September 27, 2024

FIRST INSERTION

the undersigned, desiring to engage in business under fictitious name of AgAmerica located at 4030 S. Pipkin Road, in the County of Polk in the City register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated at Polk, Florida, this 23 day of AgAmerica Lending LLC

September 27, 2024 24-01402K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, engage in business under the fictitious name HIDDEKEL TV SHOW, located at PO BOX 2004, in the City of Haines City, County of Polk, State of FL, 33845, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida

Dated this 19 of September, 2024. Steeve GUERRIER Haines City, FL 33845

September 27, 2024

24-01394K

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 KillerB Digital located at 17209 Quail Cir in the City of Lake Wales, Polk County, FL 33859 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September,

Killer Bee Marketing, LLC September 27, 2024 24-01401K

FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest

and best bidder for cash:
A 1975 Mobile Home, VIN GD65T2F0TS and the contents therein, if any, abandoned by previous tenant, Kevin and Cindy Monday and current owner,

Gladis Collado On October 10, 2024 at 9:00am at Shipp Reck Harbor Mobile Home Park, 21 Key West Avenue, Winter Haven, FL

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400, Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Shipp Reck Harbor Mobile Home Park By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.comSept. 27; Oct. 4, 2024 24-01393K

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 Chapalock located at 321 Hamlet Loop, in the County of Polk, in the City of Davenport, Florida 33837 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Davenport, Florida, this 23rd day of September, 2024. VIC-MAN AUTOMOTIVE LLC

September 27, 2024 24-01396K

FIRST INSERTION

FICTITIOUS NAME NOTICE

LAKELAND , FLORIDA 33801 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.

24-01395K

FIRST INSERTION

Notice to Creditors IN THE TENTH JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA PROBATE DIVISION File Number 532024CP0030270000XX

In Re: Estate of Peter Giles Pasfield, Deceased. The administration of the estate of

Peter Giles Pasfield, deceased, File Number 532024CP0030270000XX is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is Polk - 255 N. Broadway Street, Bartow Florida 33830 (mailing address P.O. Box 9000, Bartow, FL, 33831). The personal representative's and the personal representative's attorney names and address are

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

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732-216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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 27, 2024

Personal Representative: William J. Pasfield Mailing address: c/o Torchia Law Firm PA 522 S Hunt Club Blvd PMB 326

Apopka, FL 32703-4960 Attorney for Personal Representative: Christopher F. Torchia, Esq. Florida Bar No. 270120 Torchia Law Firm PA Mailing address: 522 S Hunt Club Blvd PMB 326 Apopka, FL 32703-4960 407-869-1004 ctorchialaw@outlook.com

Sept. 27; Oct. 4, 2024

FIRST INSERTION

NOTICE TO CREDITORS POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2747 IN RE: ESTATE OF JOHN SPEECE SAWYER, Deceased.

--- ESTATE ---

The administration of the estate of JOHN SPEECE SAWYER, deceased, whose date of death was August 23, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC01, Bartow, FL 33831-9000. The names and addresses of the curator and the curator's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

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

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

NOTWITHSTANDING THE TIME 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 27, 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,

Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Sept. 27; Oct. 4, 2024 24-01388K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 53-2024-CP-001354-0000-XX

Division 14
IN RE: ESTATE OF
DANIAL ALLAN RANDALL Deceased.

The administration of the estate of Danial Allan Randall, deceased, whose date of death was August 1, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is PO Box 9000, Drawer CC-4, Bartow, Florida 33831. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 SECTION 733.702 WILL BE FOREVER BARRED.

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

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

The date of first publication of this notice is September 27, 2024.

Personal Representative: Sharon R. Munch 4644 SE Compass Way Stuart, Florida 34997

Attorney for Personal Representative: L. Caleb Wilson Florida Bar Number: 73626 Craig A. Mundy, P.A. 4927 Southfork Drive Lakeland, Florida 33813 Telephone: (863) 647-3778 Fax: (863) 647-4580 E-Mail: caleb@mundylaw.com Sept. 27; Oct. 4, 2024 24-01389K

FIRST INSERTION

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION **Division Probate** IN RE: ESTATE OF JOAN MARY VITALE a/k/a JOAN M. VITALE

NOTICE TO CREDITORS

Deceased. The administration of the Estate of Joan Mary Vitale, 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 225 N. Broadway Ave., Bartow, Florida 33830. The names and addresses of the Personal Representative and the Personal Rep-

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

resentative's attorney are set forth be-

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 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 27, 2024. Personal Representative:

Andrew M. Berland, Esq. 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Attorney for Personal Representative:

Andrew M. Berland, Esq. E-mail Addresses: andrew@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 84030 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 24-01387K Sept. 27; Oct. 4, 2024





What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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.

Are there different types of legal notices?

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

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.

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.

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.

--- ACTIONS ---

FIRST INSERTION

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

CIVIL ACTION

Case No.: 2024-CA-001370

THE LAW OFFICE OF MARC D. PELIZMAN, P.A. as Trustee of the WALDEN LAND TRUST, Plaintiff, vs. VICENTE B. CHIONG, as Trustee

VICENTE B. CHIONG, as Trustee of the VICENTE B. CHIONG TRUST DATED MARCH 10, 1997, and VIOLETA B. CHIONG as Trustee of the VIOLET B. CHIONG TRUST DATED MARCH 10, 1997, Defendants.

TO: VICENTE B. CHIONG, as Trustee of the VICENTE B. CHIONG TRUST DATED MARCH 10, 1997, and VIOLETA B. CHIONG as Trustee of the VIOLET B. CHIONG TRUST DATED MARCH 10, 1997 2217 RED RD., MIAMI. FL

33155
AND ANY PARTIES UNKNOWN to Plaintiff, which parties may be interested as heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other claimants, by, through, under or against VICENTE B. CHIONG, as Trustee of the VICENTE B. CHIONG TRUST DATED MARCH 10, 1997, and VIOLETA B. CHIONG as Trustee of the VIOLETA B. CHIONG TRUST DATED

YOU ARE NOTIFIED that an action to quiet tax title on the following property:

See Exhibit "A"

is unknown or who are deceased.

MARCH 10, 1997, whose whereabouts

Parcel ID Number: 28-28-1093-52-42001-200

Physical Address: 0 Pacific Rd. Poinciana, FL 34759

EXHIBIT A
A PARCEL OF LAND LYING
IN SECTION 10, TOWNSHIP
28 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA,
ALSO BEING A PART OF
TRACT J, OF THE PLAT
NAMED "LAKE MARION
GOLF RESORT", AS RECORDED IN PLAT BOOK 112, PAGES
35 THROUGH 38, OF THE

PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS:

BEGINNING AT SOUTHWEST CORNER OF LOT 5, BLOCK 3593, AS BEING SHOWN ON THE PLAT NAMED "POIN-CIANA NEIGHBORHOOD 3 SOUTH, VILLAGE 7", AS RECORDED IN PLAT BOOK 62, PAGES 39 THROUGH ALSO BEING A COM-MON BOUNDARY CORNER OF TRACT J, AS SHOWN ON THE PLAT NAMED "LAKE MARION GOLF RESORT", AS RECORDED IN PLAT BOOK 112, PAGES 35 THROUGH 38, BOTH OF THE PUBLIC 38, BOTH OF THE PUBLIC RECORDS OF POLK COUN-TY, FLORIDA; THENCE S.89°28'54"W, FOR 361.04 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF GREENWAY 2, AS SHOWN ON SAID LAKE MARION GOLF RESORT PLAT; THENCE ALONG SAID EASTERLY BOUNDARY OF SAID GRE-ENWAY 2, N.09°27'44"W. FOR 6.86 FEET, TO A POINT ON A CONSERVATION EASEMENT LINE AS SHOWN ON SAID LAKE MARION GOLF RESORT PLAT; THENCE ALONG SAID CONSERVATION EASE-MENT LINE, THE FOLLOW-ING ELEVEN (11) DESCRIBED COURSES:

1) THENCE N.27° 09'47"E. FOR 6.86 FEET;

2) THENCE N.36°46'13"3E. FOR 31.80 FEET; 3) THENCE N.25°53'06"E. FOR

35.08 FEET; 4) THENCE N.30°52'02"E. FOR 25.77 FEET;

5) THENCE N.18°07'00"E. FOR 21.15 FEET; 6) THENCE N.09°27'13"E. FOR

6) THENCE N.09°27'13"E. FOR 35.29 FEET 7) THENCE N.04°03'02"E. FOR 21.99 FEET;

8) THENCE N.00°20'98"E. FOR 68.14 FEET; 9) THENCE N.05°25'17"E. FOR 10) THENCE N.14°13'14"E. FOR 18.38 FEET;

11) THENCE N.20°06'43"E. FOR 52.90 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF

A DRAINAGE & UTILITY EASEMENT AS SHOWN ON SAID LAKE MARION GOLF RESORT PLAT; THENCE ALONG SAID DRAINAGE AND UTILITY EASEMENT BOUNDARY, N.78°21'18"E. FOR 219.38 FEET TO A BOUNDARY CORNER OF SAID TRACT J; THENCE ALONG THE BOUNDARY OF SAID TRACT J; S.08°48'22"E. FOR 374.05 FEET, TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN.

has been filed against you and you are required to serve a copy of your written defenses to it, if any, on Marc D. Peltzman, Esquire, 118 East Jefferson Street, Suite 204, Orlando, Florida 32801, Plaintiff's attorney, on or before 10-14-, 2024, 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 this Complaint to Quiet Tax Title.

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 on 9-4-24.

Stacy M. Butterfield Clerk of Court (SEAL) By: Ashley Saunders Deputy Clerk

Sept. 27; Oct. 4, 11, 18, 2024

24-01410



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

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



--- 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.:

2024CA-000044-0000-00 TOWNE MORTGAGE COMPANY, Plaintiff, vs. JESIE ANETTE SALINAS CARABALLO; LAKE ALFRED ESTATES HOMEOWNERS ASSOCIATION INC.; SUNNOVA TE MANAGEMENT LLC; URBAN SOLAR GROUP; ELIU ARNEL ADORNO DE GRACIA A/K/A ELIU ADORNO; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY.

Defendants.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 25TH day of NOVEMBER 2024, the following described property as set forth in said Final Judgment, to

LOT 10, LAKE ALFRED ES-TATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 148, PAGES 40 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 192

ELEUTHERA DR, LAKE AL-FRED, FL 33850

IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 20 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) 771-605 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. **ADMIN 2.516** eservice@decubaslewis.com 23-03768 Sept. 27; Oct. 4, 2024 24-01379K

FIRST INSERTION

NOTICE OF SALE PURSUANT ${\bf TO~CHAPTER~45, FLORIDA}$ STATUTES

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

53-2023CC-006716-0000-00 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, INC., Plaintiff, vs.

ANGEL SANCHEZ, et al., Defendant(s).

Notice is given that pursuant to the Final Judgment of Foreclosure dated 9/11/2024, in Case No.: 53-2023CC-006716-0000-00 of the County Court in and for Polk County, Florida, wherein THE RIDGE AT SWAN LAKE HOME-OWNERS ASSOCIATION, INC., is the Plaintiff and ANGEL SANCHEZ, et al., is/are the Defendant(s). The Clerk of Court will sell to the highest and best bidder for cash at 10:00 a.m., at https:// www.polk.realforeclose.com, in ac-cordance with Section 45.031, Florida Statutes, on 10/28/2024, the following described property set forth in the Final Judgment of Foreclosure:

Lot 272, The Ridge at Swan Lake, according to the map or plat thereof, recorded in Plat Book 146, Pages 38 through 40, inclusive, of the Public Records of Polk County, Florida. .

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

DISABILITY WHO NEEDS ANY 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 IM-PAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 711.

DATED: September 23, 2024 By: /s/Carlos Arias Carlos Arias, Esquire Florida Bar No.: 820911 ARIAS BOSINGER, PLLC 280 W. Canton Avenue, Suite 330 Winter Park, Florida 32789 (407) 636-2549 Sept. 27; Oct. 4, 2024 24-01383K

STATEMENT OF OWNERSHIP, MANAGEMENT AND CIRCULATION, 1. Publication Title: Business Observer. 2. Publication No.: 2325-8195. 3. Filing Date: 9/19/24. 4. Issue Frequency: Weekly. 5. Number of Issues Published Annually: 52. 6. Annual Subscription Price: \$75, includes sales tax. 7. Complete Mailing Address of Known Office of Publication (Not printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. Contact Person: Robin Lankton; Telephone: (877) 231-8834 8. Complete Mailing Address of Headquarters or General Business Office of Publisher (Not Printer): 1970 Main Street, Floor 3, Sarasota, FL 34236. 9. Full Names and Complete Mailing Addresses of Publisher, Editor, and Managing Editor: (Publisher) Emily Walsh, 1970 Main Street, Floor 3, Sarasota, FL 34236. (Editor) Kat Wingert, 1970 Main Street Floor 3, Sarasota FL 34236. (Managing Editor) Mark Gordon, 1970 Main St. Floor 3 Sarasota, FL 34236. 10. Owner (If the publication is owned by a corporation, give the name and address of the corporation immediately followed by the names and addresses of all stockholders owning or holding 1 percent or more of the total amount of stock. If not owned by a corporation, give the names id addresses of the individual owners. If owned by porated firm, give its name and address, as well as those of each individual owner. If the publication is published by a nonprofit organization, give its name and address.) Gulf Coast Review, Inc., DBA/Business Observer, 1970 Main Street, Floor 3, Sarasota, FL 34236. 11. Known Bondholders, Mortgagees, and Other Security Holders Owning or Holding 1 Percent or More of Total Amount of Bonds, Mortgages or Other Securities. (If there are none, so state): None. 12.Tax Status (For completion by nonprofit organizations authorized to mail at nonprofit rates) (Check one) n/a The purpose, function, and nonprofit status of this organization and the exempt status for federal income tax purposes: Has Not Changed During Preceding 12 Months Has Changed During Preceding 12 Months (Publisher must submit explanation of change with this statement) 13. Publication Title: Business Observer. 14. Issue Date for Circulation Data Below: 08/23/24, 15. Extent and Nature of Circulation: Average No. Copies Each Issue During Preceding 12 Months. Actual No. Copies of Single Issue Published Nearest to Filing Date. 15A. Total No. of Copies (Net Press Run): 5468 (average), 5690 (actual). 15B. Paid and/or Requested Distribution: (1) Outside County Paid/Requested Mail Subscriptions Stated on Form 354 1. (Include advertiser's proof and exchange copies): 3301(average), 3193(actual). (2) In-County Paid/ Requested Mail Subscriptions Stated on Form 3541 (Include advertiser's proof and exchange copies): 0 (average), 0 (actual). (3) Sales Through Dealers and Carriers, Street Vendors, Counter Sales, and Other Non-USPS Paid Distribution: 0 (average), O(actual). (4) Distributed by Other Mail Classes Through the USPS: 4 (average), 3 (actual). C. Total Paid and/or Requested Circulation [Sum of 15B (1), (2), (3), and (4)]: 3305 (average), 3196(actual). D. Free Distribution (by Mail and Outside the Mail): (1) Outside County Free Copies Stated on PS Form 3541: 1406 (average), 1773 (actual). (2) In-County Free Copies Stated on PS Form 3541: 0 (average), 0 (actual). (3) Free Distribution by Other Mail Classes Through the USPS): 269 (average), 264(actual). (4) Free Distribution Outside the Mail: 97 (average), 80(actual). E. Total Free Distribution [Sum of 15D (1), (2), (3), and (4)]: 1772 (average), 2117 (actual). F. Total Distribution (Sum of 15C and 15E): 5077 (average), 5313 (actual). G. Copies Not Distributed: 391(average), 377 (actual). H. Total (Sum of 15F and 15G): 5468 (average), 5690 (actual). I. Percent Paid and/or Requested Circulation (15C divided by 15F times 100): 54.41% (average), 56.168% (actual). 16. Electronic Copy Circulation: (a) Paid 0 (average) 0 (actual) No. copies of Single issue Published Nearest to filing Date: O. B. Total Print Copies + Paid Electronic Copies: 3305 (average), 3196 (actual). Total Print Distribution + Paid Electronic Copies: 5077 (average), 5313 (actual). Percent Paid (Both Print and Electronic Copies) 54.41% (average), 56.168%(actual). 17. Publication of Statement of Ownership: 09/26/24. 18. Signature and Title of Editor, Publisher, Business Manager, or Owner. /s/ Emily Walsh, Publisher. Date 09/19/24.

FIRST INSERTION

POLK COUNTY

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

CASE NO.: 2024-CA-000431 DIVISION: 04 VANDERBILT MORTGAGE AND FINANCE, INC.,

JOSEPHINE LEANNE BROWN: UNKNOWN SPOUSE OF JOSEPHINE LEANNE BROWN; CRYSTAL BETHANN BROWN; UNKNOWN SPOUSE OF CRYSTAL BETHANN BROWN; POLK COUNTY, FLORIDA - CODE ENFOCEMENT UNIT; STATE OF FLORIDA; and UNKNOWN TENANT

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 06, 2024, entered in Case No.: 2024-CA-000431 of the Circuit Court in and for Polk County, Florida, wherein JOSEPHINE LEANNE BROWN, CRYSTAL BETHANN BROWN, POLK COUNTY, FLORIDA - CODE ENFOCEMENT UNIT, and UNKNOWN TENANT N/K/A TYLER MCLEAN are the Defendants, that Stacy M. Butterfield, CPA, the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, at the Clerk of the Circuit Court, on OCTOBER 22, 2024, by electronic sale beginning at 10:00 a.m., on the above prescribed date at www.polk.realforeclose.com, on the following described real prop-erty as set forth in the Final Judg-

SEE ATTACHED EXHIBIT "A" TOGETHER WITH A 2023 MODEL MANUFAC-TURED HOME BEARING SE-RIAL NO.: CAP039632TNAB.

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

NOTICE IN ACCORDANCE WITH THE

NOTICE OF FORECLOSURE SALE

PURSUANT TO CHAPTER 45

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND

FOR POLK COUNTY, FLORIDA

CASE NO.: 2023CA004414000000

LAKEVIEW LOAN SERVICING,

JERRY BERBA; WENDY BERBA;

NEIGHBORHOOD ASSOCIATION,

ASSOCIATION OF POINCIANA

UNKNOWN TENANT #2 N/K/A

BY, THROUGH, UNDER AND

INDIVIDUAL DEFENDANT(S)

DEAD OR ALIVE, WHETHER

MAY CLAIM AN INTEREST AS

SPOUSES, HEIRS, DEVISEES,

NOTICE IS HEREBY GIVEN that sale

will be made pursuant to an Order or

Final Judgment. Final Judgment was

awarded on August 22, 2024 in Civil

Case No. 2023CA004414000000 of

the Circuit Court of the TENTH Ju-

dicial Circuit in and for Polk County,

Florida, wherein, LAKEVIEW LOAN

SERVICING, LLC is the Plaintiff, and

SAID UNKNOWN PARTIES

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

WHO ARE NOT KNOWN TO BE

LYNDIA PINTOR; ANY AND ALL

UNKNOWN PARTIES CLAIMING

AGAINST THE HEREIN NAMED

VILLAGES, INC.; POINCIANA

INC.; UNKNOWN TENANT

#1 N/K/A JOSE PINTOR:

Plaintiff, VS.

AMERICANS WITH DISABILITIES ACT, IF YOU ARE A PERSON WITH 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 THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

A portion of the South 3/4 of the East 1/2 of Section 31, Township 30 South, Range 27 East, Polk County, Florida, being a numbered tract in an unrecorded plat of LAKE WALES ESTATES and more particularly described as

TOGETHER WITH that certain manufactured home located thereon.

Parcel ID No. 273031-000000-023060 More commonly known as: 0

By: /s/ Leslie S. White Leslie S. White, for the firm Florida Bar No. 521078 Telephone 407-841-1200 Facsimile 407-423-1831 $primary\ email:\ lwhite@deanmead.com$ secondary email: bransom@deanmead.com Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Attn: Leslie S. White

Post Office Box 2346 Orlando, FL 32802-2346

OF CERTAIN ASSISTANCE. PLEASE CONTACT THE OFFICE OF THE COURT ADMINISTRATOR, 255 N BROADWAY AVENUE, BARTOW, FLORIDA 33830, 863-534-4686, AT LEAST SEVEN (7) DAYS BEFORE YOUR SCHEDULED COURT AP-PEARANCE, OR IMMEDIATELY UPON RECEIVING THIS NOTI-FICATION IF THE TIME BEFORE SCHEDULED APPEARANCE IS LESS

EXHIBIT "A"

22-10-1643

TRACT 258: Commence at the South 1/4 corner of Section 31; thence North 89 degrees 53 minutes 09 seconds East 353.85 feet; thence North 1627.99 feet; thence East 305 feet to the Point of Beginning; thence East 165 feet; thence South 305 feet; thence West 165 feet; thence North 305 feet to the Point of Beginning.

Lighthouse Avenue, Lake Wales, FL 33859

Sept. 27; Oct. 4, 2024

24-01378K

FIRST INSERTION

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

CASE NO.: 2024-CA-002278 LISA MILLER and ROBERT MILLER, Plaintiffs, v

JAMES EARL DUNN, ROBIN JILL SESSIONS, and TERRY CLARK

Defendants. TO: JAMES EARL DUNN

You are notified that an action for defamation has been filed against you and you are required to serve a copy of your written defenses, if any, to on Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA. plaintiff's attorney, whose address is 500 S. Florida Avenue, Suite 800, Lakeland, Florida 33801, (863) 647-5337, on or before 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter otherwise, a default will be entered against you for the relief demanded in the Complaint.

AMERICANS WITH DISABILI-

TIES 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 Polk County Clerk of Court at Polk County Courthouse, 255 N Broadway Ave., Bartow, FL 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 17 day of September 2024.

(COURT SEAL) STACY M. BUTTERFIELD POLK COUNTY, FL. CLERK OF THE COURT By: /s/ Ashley Saunders As Deputy Clerk Default Date 10-25-24

Elliott V. Mitchell, Esq. Clark, Campbell, Lancaster, Workman, & Airth, PA. plaintiff's attorney 500 S. Florida Avenue, Suite 800 Lakeland, Florida 33801 (863) 647-5337 Sept. 27; Oct. 4, 11, 18, 2024

24-01403K

FIRST INSERTION

JERRY BERBA; WENDY BERBA; ASSOCIATION OF POINCIANA VIL-LAGES, INC.; POINCIANA NEIGH-BORHOOD ASSOCIATION, INC.: UNKNOWN TENANT #1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A LYNDIA PINTOR; ANY AND ALL UNKNOWN PARTIES CLAIM-ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UN-KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS are Defendants. The Clerk of the Court, Stacy M. Butterfield, CPA will sell to the highest bidder for cash at www.polk.realforeclose. com on October 22, 2024 at 10:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 3, BLOCK 94, POINCI-ANA NEIGHBORHOOD 3 VIL-LAGE 3. ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE(S) 19 THROUGH 31, INCLUSIVE, 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.

AMERICANS WITH DISABILI-TIES 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 19 day of September,

2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman Digitally signed by Zachary Ullman DN: CN=Zachary Ullman, E=zullman@aldridgenite.com Reason: I am the author of this document Location: Date: 2024.09.09 13:37:40-04'00' Foxit PDF Editor Version: 12.1.0 FBN: 106751 Primary E-Mail:

 $Service {\bf Mail@aldridge pite.com}$ 1184-1563B

Sept. 27; Oct. 4, 2024 24-01382K

FIRST INSERTION

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

CIVIL ACTION

CASE NO.: 2024-CA-000901 BANK OF AMERICA, N.A., Plaintiff, vs. THE UNKNOWN HEIRS. DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST CAROLYN ANNETTE HOWELL AKA CAROLYN A. HOWELL, DECEASED, et al,

Defendant(s). NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated September 3, 2024, and entered in Case No. 2024-CA-000901 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida in which Bank of America, N.A., is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors,

Creditors, Trustees or other claimants claiming by, through, under, or against Carolyn Annette Howell aka Carolyn A. Howell, deceased, David Curtis Howell, Jr. Individually and as Personal Representative of Estate of Carolyn Annette Howell aka Carolyn A. Howell, deceased; and as an Heir of the estate of Carolyn Annette Howell aka Carolyn A. Howell, deceased, 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 October 18, 2024 the following described property as set forth in said Final Judgment of Foreclosure:

LOT(S) 3 AND 4, BLOCK 20 OF BRADLEY JUNCTION AS RECORDED IN PLAT BOOK 3, PAGE 9, ET SEQ., OF THE PUB-LIC RECORDS OF POLK COUN-TY, FLORIDA.

A/K/A 6960 2ND STREET BRADLEY FL 33835 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 24 day of September,

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 - 24-002813 Sept. 27; Oct. 4, 2024 24-01406K

FIRST INSERTION SILVERLAKE COMMUNITY

--- PUBLIC SALES ---

DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2024/2025 REGULAR MEETINGS

The Board of Supervisors ("Board") of the Silverlake Community Development District ("**District**") will hold regular meetings for Fiscal Year 2024/2025 at 5:00 p.m., at the Lake Alfred Public Library, 245 N Seminole Avenue, Lake Alfred, Florida 33850 on the following dates:

October 7, 2024 November 4, 2024 December 2, 2024 January 6, 2025 February 3, 2025 March 3, 2025 April 7, 2025 May 5, 2025 June 2, 2025 July 7, 2025 August 4, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business

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 these meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings with respect to any matter considered at the meetings 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 27, 2024

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Natcha Lee Hernandez Rivera will engage in business under the fictitious name RELAXING BLOSSOM CLINIC ESTHETIC'S, with a physical address 4460 ROUNDUP DR POLK CITY, FL 33868, with a mailing address 4460 ROUNDUP DR POLK CITY, FL 33868, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

FIRST INSERTION

24-01407K

September 27, 2024

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 Midnight Street located at 5852 Arlington River Dr in the City of Lakeland, Polk County, FL 33811 intends to reg ister the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2024.

Luis Guevara Jr September 27, 2024

24-01408K

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

legal@businessobserverfl.com



--- SALES ---

FIRST INSERTION

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

CASE NO. 532023CA006997000000 DIVISION: 15 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS

INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES. ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER UNKNOWN PERSONS OR SPOUSES CLAIMING BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF CAROL J. SCHMIDT a/k/a CAROL JOAN SCHMIDT, DECEASED; UNKNOWN SUCCESSOR TRUSTEE TO CAROL J. SCHMIDT AS TRUSTEE(S) OF THE CAROL J. SCHMIDT REVOCABLE TRUST. DATED AUGUST 27, 2007; MARK G. TURNER; UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT **#2; ALL OTHER UNKNOWN** PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on August 22, 2024,

DEVISEES, GRANTEES, OR

OTHER CLAIMANTS

Defendant(s).

in the Tenth Judicial Circuit in and for Polk County, Florida, the style of which is indicated above, Stacy M. Butterfield, CPA, the Clerk of Court will on OC-TOBER 22, 2024 at 10:00 AM EST at http://www.polk.realforeclose.com offer for sale and sell at public outcry to the highest and best bidder for cash, the following described property situated in

Polk County, Florida: LOT 43, VIENNA SQUARE DUPLEX, ACCORDING TO THE MAP OR PLAT THERE-OF AS RECORDED IN PLAT BOOK 151, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Property Address: 1224 VIEN-NA SQUARE DRIVE, WINTER HAVEN, FL 33884

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.

Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com Sept. 27; Oct. 4, 2024 24-01381K

Dated: September 16, 2024

/s/ Audrey J. Dixon

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO. 2021CA001305

WELLS FARGO BANK, N.A. Plaintiff, v. THE UNKNOWN HEIRS, GRANTEES, DEVISEES, LIENORS, TRUSTEES, AND CREDITORS OF GLORIA C. BROWN A/K/A GLORIA BROWN, DECEASED; UNKNOWN SPOUSE OF GLORIA C. BROWN A/K/A GLORIA BROWN; UNKNOWN TENANT 1;

UNKNOWN TENANT 2; MICHELE

KEARSE: Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on September 09, 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 28, THE VILLAGE LAKELAND UNIT NO. 4 AD-DITION, ACCORDING TO THE PLAT THEREOF, RE-CORDED IN PLAT BOOK 86, PAGE 6, OF THE PUBLIC RE-CORDS OF POLK COUNTY,

FLORIDA.
TOGETHER WITH A MOBILE HOME LOCATED THEREON AS A PERMANENT FIX-TURE AND APPURTENANCE THERETO, DESCRIBED AS: A 2000 KINGSWOOD SPECIAL EDITION DOUBLEWIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS $N89668A\ AND\ N89668B\ AND$ TITLE NUMBERS 87014581 AND 87013962.

a/k/a 436 OAK RDG W, LAKE-LAND, FL 33801-6423

at public sale, to the highest and best bidder, for cash, online at www.polk realforeclose.com, on October 22, 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 17th. 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 1000006291

Sept. 27; Oct. 4, 2024 24-01380K

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION CASE NO .: 532023CA004995000000

PENNYMAC LOAN SERVICES, LLC Plaintiff(s), vs.

MARCELLA LORRAINE MILLER A/K/A MARCELLA L. MILLER N/K/A MARCELLA L. SCHOONE-JONGEN; et al.

Defendant(s).
NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on August 27, 2024 in the above-captioned action, the Clerk of Court, Stacy M. Butterfield, will sell to the highest and best bidder for cash at www.polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of October, 2024 at 10:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

LOT 70, LIBERTY SQUARE, AC-CORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGES 39 THROUGH 44, INCLUSIVE OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property address: 1049 Suffragette

Circle. Haines City, FL 33844 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the

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

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

/s/ Betzy Falgas PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-000711-1 24-01405K Sept. 27; Oct. 4, 2024

FIRST INSERTION

POLK COUNTY

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

2024CA-000853-0000-00 SOLANGE VILORIA Plaintiff(s) VS. DAMARIS ANDUJAR DIAZ

Defendant(s) Notice is hereby given that pursuant to a Final Judgment entered on JULY 23, 2024, in the above-entitled cause in the Circuit Court of Polk County, Florida, STACY M. BUTTERFIELD, CPA, the Clerk of the Circuit Court will sell the property situated in Polk County, Flor-

ida, described as: Lots 7, THE MEADOWS OF LAKE WALES, according to the map or plat thereof, recorded in plat book 103, page 19, public records of Polk County, Florida. Parcel ID#: 073028-940852-

000070. Address: 1149 East Grove Ave., Lake Wales, FL 33853

to the highest and best bidder for cash, on-line at 10:00 a.m. (Eastern Time) at www.polk.realforeclose.com, on 17TH day of OCTOBER, 2024.

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 WITHIN 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

WITNESS my hand and the seal of the Court on this 12th day of September, 2024.

> STACY M. BUTTERFIELD, CPA Clerk of the Circuit Court Drawer CC-12, P. O. Box 9000 Bartow, Florida 33831-9000 By Carolyn Mack Deputy Clerk

THOMAS RUTHERFORD, ESQ 916 WALT WILLIAMS ROAD LAKELAND FLORIDA 33809 Sept. 27; Oct. 4, 2024 24-01385K --- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 24CP-2670 IN RE: ESTATE OF

DENISE M. BIGANSKY

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

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BE-FORE 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 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 27, 2024

Personal Representative: Chad Lindsey

407 1st St S Winter Haven, Florida 33880 Attorney for Personal Representative: Carl A. Feddeler, IV Florida Bar No. 1022506 Oram Law, PLLC 308 Ave G SW Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743 E-mail Addresses: chaz@oram.law, andrew@oram.law

24-01390K

Sept. 27; Oct. 4, 2024

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

YOU ARE NOTIFIED that a public sale by competitive bidding of the personal property listed below will be held at 2825 Drane Field Road, Lakeland, Florida 33811 on Tuesday, October 1, 2024 at 10:00 am. The following personal property was abandoned by U.S. LOGISTICS SOLUTIONS, INC.:

(1) Four (4) Yale forklifts with serial numbers A82378907, D810V03794T, D810V03094S, and C810V05837M;

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

A warehouse conveyor system throughout warehouse; Eight (8) Semi-Truck Tractor Trailers (Trailers only) with the following

VINs: 1JJV532W58L209309 (SN: KT477631 - blue, red gray stripes), 1UYVS2539GP724285 (Forward Air trailer 89415), JJJV532W39L316036 or 1JJV532W39L316636 (Towne Air Freight trailer 53165W), $1 UYVS 2531L7961010 \ (Forward\ Air\ trailer\ 26119), 5 V8VC 5322 GM 605905$ (blue V in back – 5905), 1UYVS2535L3961552 (US 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;

(5) Various office furniture including desks, bookcases, and office chairs; (6) Various electronic equipment including printers, computer screens, and keyboards;

(7) Various office furniture and computer/networking equipment; DATED on September 17, 2024.

September 20, 27, 2024

24-01360K

SECOND 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 ien, 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 Delant 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 SCOT-LAND, 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 COM-STOCK 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, \$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 September 20, 27, 2024

24-01359K

--- ACTIONS ---SECOND 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 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 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.

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, Suite 104 Boca Raton, FL 33431 September 20, 27, 2024 24-01371K

SECOND INSERTION

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 SERVICES, INC. Plaintiff(s), vs. CHARLES E. WHITE, JR.; VIRGINIA WHITE; THE UNKNOWN HEIRS, DEVISEES, BENEFICIARIES, GRANTEES. ASSIGNS, CREDITORS, LIENORS, AND TRUSTEES OF LAWRENCE MCCOY, DECEASED, AND ALL OTHER PERSONS CLAIMING BY, THROUGH, UNDER, AND AGAINST THE NAMED DEFENDANTS; CHARLES E. WHITE, JR.; VIRGINIA WHITE; UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY; 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 LAST KNOWN ADDRESS: IINKNOWN 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

--- ESTATE ---

POLK COUNTY

SECOND 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 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.

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.com2nd Eml: jwolf@mclements.com September 20, 27, 2024 24-01336K

SECOND 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@srblawyers.comSeptember 20, 27, 2024 24-01353K

SECOND 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

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

The 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

1983 SAND MOBILE HOME,

VIN: FLFL1AC427002584,

TITLE NO.: 0022011031

and all other personal property

located therein

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,

SECOND INSERTION

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 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 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:

jrivera@hnh-law.com

September 20, 27, 2024

SECOND INSERTION

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

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 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

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

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

The date of first publication of this notice is September 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@bedylaw.com September 20, 27, 2024 24-01335K

SECOND INSERTION

24-01355K

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY FLORIDA PROBATE DIVISION File Number: 532024CP0029310000XX IN 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 attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE, ALL CLAIMS NOT FILED

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

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; E-Mail:

Michael. Black@the probate pro.comSeptember 20, 27, 2024 24-01337K

--- PUBLIC SALES ---

SECOND 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, 2024

SECOND 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

24-01346K

SECOND 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

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 ad-

dresses of the Personal Representative

and the Personal Representative's attor-

MARIE SENA KAPLAN

ney 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

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: jms@hendersonsachs.com, michael@hendersonsachs.com Florida Bar No. 24277 Henderson Sachs, PA 8240 Exchange Drive Ste. C6 Orlando, Florida 32809 Telephone: (407) 850-2500 24-01354K September 20, 27, 2024

SECOND 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 represen-tative 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 SEC-TION 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 290 1st 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

SECOND INSERTION

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

PROBATE DIVISION $File\ No.\ 532024 CP0030670000XX$ 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 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 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 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.

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@srblawyers.com Secondary Email: angelica@srblawyers.com 24-01361K September 20, 27, 2024

--- ACTIONS ---

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, BARBARA COLLIER CASON 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:

Mark G. Turner, Esquire 255 Magnolia Avenue SW Winter Haven, FL 33880 on or before October 7, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without

Signed on this 3rd day of September, 2024.

/s/ Stacy ButterField, CPA As Clerk of the Court By: Loretta Hill As Deputy Clerk First publication on September 13,

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

J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#31021-1549) September 20, 27, 2024

PREPARED BY:

24-01345K

September 20, 27, 2024

24-01358K

--- ESTATE ---

--- ACTIONS ---

FOURTH INSERTION NOTICE OF ACTION

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

CASE NO.: 24-CA-001704 Ashleigh Wilson Plaintiff, v. ECP Properties II LLC,

Strategic Real Estate Acquisitions LLC Defendants,

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

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

Strategic Real Estate Acquisitions

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

Whitfield Law, LLC 10150 Highland Manor Dr., Suite #200 Tampa, Florida 33610 24-01278K

Chevenne Whitfield

SECOND 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, UNKNOWN SPOUSE HEIRS DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF SYLVESTER WILLIAMS, DECEASED, et al.,

MIKELIN OLIVER $261\ \mathrm{1ST}\ \mathrm{AVE}, \mathrm{TOMS}\ \mathrm{RIVER}, \mathrm{NJ}\ 08757$ 502 N BEDFORD ST, CARLISLE, PA

Defendants

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

17013 AND TO: All persons claiming an interest 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 RE-CORDS OF POLK COUNTY, FLORIDA.

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

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

10TH JUDICIAL CIRCUIT, IN AND

FOR POLK COUNTY,

FLORIDA

CIVIL DIVISION:

CASE NO.: 2024CA001330000000

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

LLC,

Plaintiff, vs.

PROPERTY.

Defendants.

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

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

Stacy M Butterfield As Clerk of said Court By:/s/Ascuncion Nieves As Deputy Clerk

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; gm foreclosure@gm law.com(22-000677-01)

September 20, 27, 2024 24-01370K

SECOND INSERTION

SECOND INSERTION

POLK COUNTY

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 attornev are set forth below.

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

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

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

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

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

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

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 $(863)\,268\text{-}8292$ amy@amyphillipspllc.com September 20, 27, 2024 24-01366K

SECOND INSERTION

SECOND INSERTION

NOTICE.

BARRED.

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

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 attor-

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

ney are set forth below.

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

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

NOTWITHSTANDING THE TIME 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, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email:

jrivera@hnh-law.com September 20, 27, 2024 24-01363K

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Petitioner

Oscar Stotts

5503 Kings Mont Drive

Lakeland, FL 33813

Jennifer@attorneymichaelheath.com September 20, 27, 2024 24-01377K

Attorney for Person Giving Notice

Florida Bar Number: 0010419

Michael J. Heath, Attorney

Treasure Island, FL 33706

Telephone: (727) 360-2771

Fax: (727) 475-5323

167 108th Ave

DATE OF DEATH IS BARRED.

notice is September 20, 2024.

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 representative's attorney are set forth below.
All creditors of the decedent and oth-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

SECOND INSERTION

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 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 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

September 20, 27, 2024 24-01362K

SECOND INSERTION

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 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.

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

SECOND INSERTION

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.

Deceased. The administration of the estate of John Franklin Doty Jr., deceased, whose date of death was January 31, 2023, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 455 N Broadway Ave, Bartow, Florida 33830. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below. All creditors of the decedent and other persons having claims or 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.

The personal representative has no duty to discover whether any property

--- ACTIONS ---

SECOND INSERTION

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 CLAIMS NOT FILED WITHIN

September 20, 27, 2024 24-01365K

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

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

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

Personal Representative: /s/ Deborah D. Cali Deborah D. Cali 5205 Charles Lane

Lakeland, Florida 33811 Attorney for Personal Representative: /s/ Lesly Longa Vaillancourt Lesly Longa Vaillancourt E-mail Addresses: Les@Longalaw.com, Info@Longalaw.com Florida Bar No. 44518 Longa Law Firm, P.A. 400 N Ashley Drive, Suite 1900 Tampa, Florida 33602 Telephone: (813) 751-3500 September 20, 27, 2024 24-01367K

THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY E-Mail: OF THIS NOTICE ON THEM. mike@attorneymichaelheath.com All other creditors of the decedent Secondary E-Mail:

and other persons having claims or demands against decedent's estate must

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 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 7THROUGH 11, INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. PROPERTY ADDRESS: 6413 GARDNER DR, LAKELAND,

FL 33813 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS RE-MAINING AFTER THE SALE,

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-ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SUR-PLUS.

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 Re lay 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 11 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

September 20, 27, 2024 24-01330K

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

FLORIDA Case No. 2023-CA-006948-0000-

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

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

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 petition.

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

request.. You must keep the Clerk of the Circuit Court's office notified of your cur-

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

24-01356K

--- ACTIONS / SALES ---

SECOND INSERTION

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

CIVIL DIVISION: CASE NO.: 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 2.516eservice@decubaslewis.com 24-01118

September 20, 27, 2024 24-01331K

SECOND INSERTION NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA AND FOR POLK COUNTY, FLORIDA CASE NO. 2024CA001195000000 AMERIHOME MORTGAGE

COMPANY, LLC; QUICKEN LOANS, LLC, Plaintiff, vs.

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,

SHEA LISETTE HALL, ET.AL;

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.com ServiceFL2@mlg-defaultlaw.com

SECOND 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 September 20, 27, 2024 24-01372K

SECOND 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

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

MLG No.: 24-01151 /

CASE NO.: 2024CA001195000000 September 20, 27, 2024 24-01333K

SECOND INSERTION

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 Sergioalflore@gmail.com Attorneys for Plaintiff September 20, 27, 2024 24-01357K

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN

CASE NO: 23-CA-005504 ROCKET MORTGAGE, LLC F/K/A 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK COUNTY GENERAL JURISDICTION

DIVISION

CASE NO. 53-2024-CA-000954 NATIONSTAR MORTGAGE LLC, 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-

ADDRESS: UNKNOWN UNKNOWN SPOUSE OF TERRY RAY HOLTSCLAW 538 S. MCCLURE STREET, INDIA-NAPOLIS, IN 46241 JAMES RAY HOLTSCLAW, JR. 804 E. MAIN STREET, APT. 5, WASH-INGTON, IN 47501 UNKNOWN SPOUSE OF JAMES RAY HOLTSCLAW, JR.

804 E. MAIN STREET, APT. 5, WASH-

ALEXANDER RAY HOLTSCLAW 2114 W OAK RIDGE ROAD APT. A, ORLANDO, FL 32809 Complaint. UNKNOWN SPOUSE OF ALEXAN-DER RAY HOLTSCLAW 2114 W OAK RIDGE ROAD APT. A, ORLANDO, FL 32809

LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 27, WAVERLY ACRES, ACCORDING TO THE PLAT

THEREOF, RECORDED IN PLAT BOOK 94, PAGE 5, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. HUD LABEL NUMBER IS GEO 1137877/ GEO 1137878, MODEL 28-1470, YEAR 1998, SERIAL # GMHGA1409822155A AND GMHGA1409822155B, MANU-

FACTURES NAME JAGUAR has been filed against you and you 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

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

SECOND INSERTION

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

INGTON, IN 47501

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 INDIVID-UAL 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT

CASE NO.: 2022CA003497 HIGHLAND MEADOWS 6

corporation, Plaintiff, vs. KATHRYN MARIE PRICE; KENNETH ROBERT DEWYER;

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-

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 Telephone: (407) 903-9939 Attorneys for Plaintiff 113340-0006 September 20, 27, 2024 24-01373K

IN AND FOR POLK COUNTY. FLORIDA

HOMEOWNERS ASSOCIATION, INC., a Florida not for profit

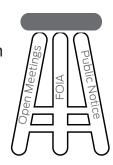
UNKNOWN TENANT 1,

YER, and UNKNOWN TENANT #1

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







VS



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

೭ಿ೭

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

Meeting Minutes or Summaries

Agency Proposals

Proposed Budgets and

Government Meetings $\overline{\ }$ and Hearings

Tax Rates

Land and Water Use

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes

Tax Districts



Commercial Notices Unclaimed Property, Unclaimed Property,

Banks or Governments

Delinguent Tax Lists.

Government Property

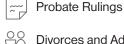
Tax Deed Sales

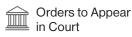


Mortgage Foreclosures



Name Changes





Divorces and Adoptions



Sales

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