



# Q&A

## Q 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.

## Q Are internet-only legal notices sufficient?

A 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 fulfill all of those standards.

## Q Are there different types of legal notices?

A 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.

## Q Who benefits from legal notices?

A 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.

## Q How much do legal notices cost?

A 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](http://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.  
PELTZMAN, P.A. as Trustee of the  
WALDEN LAND TRUST,  
Plaintiff, vs.  
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 MARCH 10, 1997,  
Defendants.

TO: VICENTE B. CHIONG, as Trustee  
of the VICENTE B. CHIONG TRUST  
DATED MARCH 10, 1997, and VIO-  
LETA B. CHIONG as Trustee of the  
VIOLETA B. CHIONG TRUST DATED  
MARCH 10, 1997,  
2217 RED RD.,  
MIAMI, FL  
33155

AND ANY PARTIES UNKNOWN to  
Plaintiff, which parties may be inter-  
ested as heirs, devisees, grantees, as-  
signees, 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  
MARCH 10, 1997, whose whereabouts  
is unknown or who are deceased.

YOU ARE NOTIFIED that an ac-  
tion to quiet tax title on the following  
property:

See Exhibit "A"  
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 RECORD-  
ED 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  
46, 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  
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 RE-  
SORT 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 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 24.23 FEET;

- 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

24-01410K



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

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

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





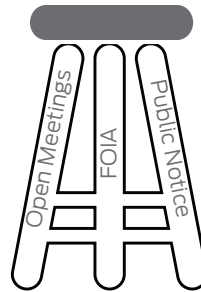






# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

**prevent government officials from hiding information**

they would prefer the public not to see

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

**essential elements of public notice:**



**Accessibility**



**Independence**

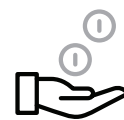


**Verifiability**



**Archivability**

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



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



## Types Of Public Notices

### Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

### Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

### Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

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

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

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