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

OCTOBER 4 - OCTOBER 10, 2024

POLK COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE OCTOBER 28, 2024 ULTIMATE TRANSMISSION $1301~\mathrm{W}$ MEMORIAL BLVD 2001 ISU 4S2CK58WX14348853 \$4444.00 SALE DATE NOVEMBER 4, 2024 JAMIES COLLISION CENTER INC

FIRST INSERTION

2801 US HWY 17 92 W, 2021 KIA

5XXG64J27MG023090 \$1,703.28

October 4, 2024

ADVERTISEMENT OF NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801-83.809). The undersigned will sell at public sale by competitive bidding on Wednesday the 30th day of October, 2024 at 10:00 AM, at lockerfox.com. Said property has been stored and is located at: Space Shop Self Storage, 1141 E Memorial Blvd, Lakeland, FL, 33801. Williams, Terrance TV, TV stand, Misc, Electronics, Microwave Sale is subject to cancellation in the event of settlement between owner and obligated party.

FIRST INSERTION Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale date October 24th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39949 2011

Audi VIN#: WAUEFAFL3BN026140 Lienor: Audi Lakeland 1215 Griffin Rd Lakeland 863-284-0880 Lien Amt \$3,896.71

39950 2011 Audi VIN#: WA1LGAFE2BD003439 Lienor: Audi Lakeland 1215 Griffin Rd Lakeland 863-284-0880 Lien Amt \$695.65

2022 Ram VIN#: 3C6UR5CL4NG327053 Lienor: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Hwy Davenport 863-438-3333 Lien Amt \$952.24

39952 2012 Dodge VIN#: 3C7WDSCL2CG163476 Lienor: Posner Park Chrysler Dodge Jeep Ram Fiat 42650 US Hwy 27 Davenport 863-438-3333 Lien Amt \$2,393.63

October 4, 2024 24-01419K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S.

\$865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Midnight Clothing, located at 5852 Arlington River Drive, in the City of Lakeland, County of Polk, State of FL, 33811, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 25 of September, 2024. Luis Daniel Guevara 5852 Arlington River Drive Lakeland, FL 33811 24-01420K

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Wendy Carr Ball will engage in business under the fictitious name REFINE PINK LIFE COACHING, with a physical address

1059 Michelangelo Ln Winter Haven, FL 33884, with a mailing address 1059 Michelangelo Ln Winter Haven, FL 33884, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. October 4, 2024

24-01421K

--- ESTATE ---

FIRST INSERTION

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

File No.: 24CP- 2786 IN RE: ESTATE OF ALEX HARPER, SR., Deceased SSN: XXX-XX-8430

The administration of the estate of ALEX HARPER, SR., deceased, whose date of death was January 22, 2024, and whose Social Security Number is XXX-XX-8430, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is: P.O. Box 9000, Drawer CC-4, Bartow, Florida 33831-9000. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of

this notice is the 4th day of October,

Signed on this 25th day of September, 2024.

Personal Representative: Rayford Harper

1521 Providence Rd. Lakeland, FL 33805 Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com October 4, 11, 2024 24-01417K

FIRST INSERTION

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

File No. 53-2024-CP-001356-0000-XX IN RE: ESTATE OF MENKA GJAMOVSKA, a/k/a Menka Gjamovski,

Deceased. The Administration of the Estate of Menka Gjamovska, deceased, whose date of death was June 20, 2023, 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 Repre-

sentative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court 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

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 October 4, 2024.

Personal Representative: Lenka Gjamovska Hurlbut 7-2130 Dickson Road

Mississauga, Canada L5B 1Y6 Attorney for Personal Representative: Cyrus Malhotra Florida Bar No. 0022751 THE MALHOTRA LAW FIRM P.A. Attorneys for Petitioner 3903 Northdale Blvd., Suite 100E Tampa, FL 33624 Telephone: (813) 902-2119 Fax Number: (727)290-4044

filings@FL probate solutions.comSecondary: cortney@FLprobates

October 4, 11, 2024

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 532023CP0040690000XX

IN RE: ESTATE OF GEORGE EDWARD DAVIES. Deceased.

The administration of the estate of GEORGE EDWARD DAVIES, deceased, whose date of death was November 6, 2018, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N. Broadway Ave., Bartow, FL 33830-3912. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

DATE OF DEATH IS BARRED.

The date of first publication of this notice is October 4, 2024. Personal Representative:

Darlene Adele Chambers 6416 Old Lake Wilson Rd. Davenport, Florida 33896 Attorney for Personal Representative: MAUREEN A. ARAGO, Attorney Florida Bar Number: 835821 Arago Law Firm, PLLC 230 E. Monument Ave., Suite A Kissimmee, FL 34741 Telephone: (407) 344-1185 E-Mail: maureenarago@aragolaw.com

October 4, 11, 2024 24-01424K

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

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

Secondary E-Mail: colleen@aragolaw.com

--- ESTATE ---

FIRST INSERTION

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

PROBATE DIVISION File No.: 2024-CP-001185 **Division: Probate** IN RE: ESTATE OF MARTHA ANN BELL Deceased.

The administration of the estate of Martha Ann Bell, deceased, whose date of death was February 23, 2024, 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 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

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

POLK COUNTY, FLORIDA

PROBATE DIVISION

Case No.: 2024CP- 002474

IN RE: Estate of

THOMAS JAMES DILLING,

Deceased.

The administration of the estate of

Thomas James Dilling, deceased, whose date of death was May 7, 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

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

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

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-mands against decedent's estate must

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

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Annie J. Dilling

123 Rambo Way

Perry, GA 31069 Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is October 4, 2024.

s/ William J. Twyford

Florida Bar No. 0782505

Twyford Law, LLC

Post Office Box 411

Tel: (863) 585-5283

October 4, 11, 2024

William J. Twyford, Esquire

Winter Haven, Florida 33882

e-mail: wit@Twvfordlawllc.com

NOTWITHSTANDING THE TIME

OF THIS NOTICE ON THEM.

attorney are set forth below.

creditor as specified under s. 732.2211,

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER 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 October 4, 2024.

Personal Representative: /s/ Terry Bell Terry Bell

4736 Southwood Lane Lakeland, Florida 33813 Attorney for Personal Representative: 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 Addresses: Stephen@southernatlanticlaw.compleadings@southernatlanticlaw.com Sandy@southernatlanticlaw.com Attorneys for Personal Representative October 4, 11, 2024 24-01425K

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024CP- 003255 IN RE: Estate of

TERESA R. SKIPPER, Deceased. The administration of the estate of Te-

resa R. Skipper, deceased, whose date of death was July 27, 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 oth-

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

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

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

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

The date of first publication of this notice is October 4, 2024.

Personal Representative: Heather Crynes 115 S. K Street Lake Worth, FL 33460

Attorney for Personal Representative: /s/ William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com October 4, 11, 2024 24-01429K

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

24-01428K

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. $\stackrel{\text{Na}}{>}$

Rarely do consumers specifically search online for public notices.

FIRST INSERTION

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

FLORIDA PROBATE DIVISION File No. 2024CP0020200000XX IN RE: ESTATE OF BARBARA JEAN SPEER,

Deceased.

The administration of the estate of BARBARA JEAN SPEER, Deceased, whose date of death was January 14, 2023, is pending in the Circuit Court for POLK County, Florida, Probate Division, the address of which is 255 N Broadway Ave. Bartow, Fl. 33830. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 4, 2024.

TONI LYNN WALKER, Personal Representative

Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawvers.com Secondary Email: angelica@srblawyers.com October 4, 11, 2024 24-01436K

OFFICIAL

COURTHOUSE

WEBSITES One Done manateeclerk.com sarasotaclerk.com **charlotte**clerk.com **lee**clerk.org **collier**clerk.com **hills**clerk.com pascoclerk.com my**pinellas**clerk.gov

polkcountyclerk.net

my**orange**clerk.com

--- ACTIONS / SALES ---



Email your Legal Notice

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

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



FIRST INSERTION

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

CASE NO. 2024-CA-2483 MIDFLORIDA CREDIT UNION, Plaintiff, v.

THE ESTATE OF JOHN K. CROY; THE UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN K. CROY; THE UNKNOWN HEIRS OF THE ESTATE OF JOHN K. CROY; ZACHARY CROY; ALYSON RENEE CROY; TENANT #1; TENANT #2; AND ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN-NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS,

Defendants. TO: ANY AND ALL UNKNOWN PAR-TIES CLAIMING BY, THROUGH, AND UNDER, AND AGAINST THE HEREIN NAMED DEFENDANTS WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

YOU ARE HEREBY NOTIFIED that an action to foreclose on the following real property in Polk County, Florida: Lot 4, Block 4, Palo-Alto, a subdivision according to the plat thereof recorded in Plat Book 62,

Page 2, of the Public Records of Polk County, Florida. Parcel Identification No.: 23-29-01-139350-004040

Property Address: 4121 Palo Alto Drive, Lakeland, Florida 33813

has been filed against you in the Circuit Court of the Tenth Judicial Circuit, Polk County, Florida, and you are required to serve a copy of your written defenses to the Complaint, if any, to Gregory A. Sanoba, Esquire, 422 South Florida Avenue, Lakeland, Florida 33801, on or before November 7, 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 the Com-

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 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.

DATE: October 1, 2024 STACY M. BUTTERFIELD

Clerk of the Circuit Court By: Deputy Clerk Gregory A. Sanoba, Esquire

422 South Florida Avenue Lakeland, Florida 33801 October 4, 11, 2024 24-01442K

FIRST INSERTION

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

CASE NO. 2024CA000966000000 SUNSET POINTE PHASE TWO HOMEOWNERS ASSOCIATION INC, a Florida non-profit Corporation, Plaintiff, vs.

NODIA CLAUDIO ALVARADO,

et al, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant Order Granting Plaintiff's Motion to Cancel and Reschedule Foreclosure Sale dated September 23, 2024 in Case No. 2024CA000966000000 in the Circuit Court in and for Polk County, Florida wherein SUNSET POINTE PHASE TWO HOMEOWNERS ASSOCIATION INC, a Florida nonprofit Corporation, is Plaintiff, and NODIA CLAUDIO ALVARADO; CARMEN D CARDONA; CARLOS RAUL COLLAZO CARDONA, 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 28, 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 10 OF SUNSET POINTE OHASE THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK

158, PAGES 8-9, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

A/K/A: 2467 SUNSET CIRCLE, LAKE WALES, FL 33898.

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 30, 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 October 4, 11, 2024

24-01433K

FIRST INSERTION

NOTICE OF ACTION Constructive Service of Process IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY, FLORIDA

Case No. 2024-CA-001991-0000-00 Honorable Judge: SWENSON PLANET HOME LENDING, LLC Plaintiff, vs. RAYNARD JACKSON; UNKNOWNS SPOUSÉ OF RAYNARD JACKSON; BARTOW COMMUNITY REDEVELOPMENT AGENCY: CLERK OF CIRCUIT COURT OF POLK COUNTY; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT

OCCUPANT #2; Defendants,
TO: UNKNOWN TENANT
OCCUPANT #1 & UNKNOWN
TENANT OCCUPANT #2

Last Known Address: 670 3rd Ave South Bartow, FL 33830 YOU ARE NOTIFIED that an action to Foreclose a Mortgage on the following property commonly known as 670

3rd Ave South, Bartow, FL 33830 and more particularly described as follows: LOT 5, BLOCK 2, TIER 7, SOUTH FLORIDA RAILROAD ADDITION, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 27, OF THE PUBLIC RECORDS OF POLK

COUNTY, FLORIDA. PARCEL ID: 253008-414500

COMMONLY KNOWN AS: 670 3rd Ave South, Bartow, FL has been filed against you and you are

required to serve of a copy of your written defenses, if any, to it on Matthew T. Wasinger, Esquire, the Plaintiff's attorney, whose address is 605 E. Robinson Street, Suite 730, Orlando, FL 32801 on or before 11-4-24, but not less than 30 days from the first proof of publication of this Notice, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

DATED ON 30th day of September,

Stacv M. Butterfield Polk County, Clerk of Court and Comptroller (SEAL) /s/ Ashley Saunders As Deputy Clerk

Matthew T. Wasinger, Esquire the Plaintiff's attorney, 605 E. Robinson Street, Suite 730 Orlando, FL 32801 October 4, 11, 2024 24-01440K

FIRST INSERTION NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TENTH JUDICIAL CIRCUIT

OF FLORIDA, IN AND FOR POLK COUNTY

CIVIL DIVISION Case No. 2023CA004229000000 Division 07 MORTGAGE LENDERS INVESTMENT TRADING CORPORATION, D/B/A RP FUNDING FORMERLY KNOWN AS R P FUNDING, INC. Plaintiff, vs.

UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KATHRYN BONANNO, DECEASED; DAWN HEBEIN, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; KATHRYN KRONCHER, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED: CHRISTINA KHAN. AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; VALERIE NORTON, AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED; SALVATORE BONANNO, JR., AS KNOWN HEIR OF KATHRYN BONANNO, DECEASED, UNKNOWN SPOUSE OF DAWN HEBEIN: UNKNOWN SPOUSE OF KATHRYN KRONCHER; UNKNOWN SPOUSE OF CHRISTINA KHAN; UNKNOWN SPOUSE OF VALERIE NORTON; UNKNOWN SPOUSE OF SALVATORE BONANNO, JR., AND UNKNOWN TENANTS/

OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 11, 2024, in the Circuit Court of Polk County, Florida, Stacy M. Butterfield, Clerk of the Circuit Court, will sell the property situated in Polk County, Florida described as:
LOT 5 OF UNRECORDED JU-

NIPER SUBDVISION, MORE PARTICULARLY DESCRIBED AS; THE SOUTH 90 FEET OF THE NORTH 1262.22 FEET OF THE EAST 230 FEET OF THE WEST ½ OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 30 FEET FOR THE ROAD RIGHT OF WAY.

and commonly known as: HATCHER RD, LAKELAND, FL 33811; including the building, appurtenances, and fixtures located therein, at public sale at 10:00 A.M., on-line at www.polk.realforeclose.com on NO-VEMBER 5, 2024 to the highest bidder for cash after giving notice as required by Section 45.031 F.S.

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

AMERICANS WITH 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 : September 26, 2024 /s/ William Noriega William Noriega Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 327486/2218144/wllOctober 4, 11, 2024 24-01412K

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION PROBATE FILE NO. 53-2024-CP-003005-0000-XX IN RE: Estate of MARY JANE MARTIN, Deceased.

The administration of the estate of Mary Jane Martin, deceased, whose date of death was January 14, 2024, is pending in the Circuit Court for Polk County, Florida, Probate Division, the address of which is 255 N Broadway Ave, Bartow, FL 33830. 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.

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 October 4, 2024.

Personal Representative: Carol Dew

21 Arthur Ave Patchogue, New York 11772 Attorney for Personal Representative: /s/ Amy L. Phillips AMY L. PHILLIPS Attorney for Petitioner Florida Bar No. 91682 $P.O.\ Box\ 4397$ Winter Haven, FL 33885 (863) 268-8292

amy@amyphillipspllc.com October 4, 11, 2024 24-01441K

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

Do I need to register my

Yes. The "fictitious name" or "dba"

you register must be advertised at

least once in a newspaper that is

located within the county where

your principal place of business

business in the state of Florida.

VIEW NOTICES ONLINE AT

Legals.BusinessObserverFL.com

is located prior to conducting

business' name?

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 DIVISION

CASE NO. 532024CA000245000000 LAKEVIEW LOAN SERVICING,

Plaintiff, vs. PAUL HARRELL A/K/A PAUL MONROE HARRELL; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SURF CONSULTANTS, INC., AS SUCCESSOR IN INTEREST TO SUMMIT FINANCIAL CORP.; ANGELA HARRELL; ENIUM CAPITAL GROUP LLC; ENERGY SOLUTIONS DIRECT; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR

INTEREST IN THE PROPERTY

HEREIN DESCRIBED,

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated August 29, 2024, and entered in Case No. 532024CA000245000000 of the Circuit Court in and for Polk County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and PAUL HARRELL A/K/A PAUL MON-ROE HARRELL; UNITED STATES OF AMERICA, ON BEHALF OF THE SECRETARY OF HOUSING AND UR-BAN DEVELOPMENT; SURF CON-SULTANTS, INC., AS SUCCESSOR IN INTEREST TO SUMMIT FINANCIAL CORP.; ANGELA HARRELL; ENIUM CAPITAL GROUP LLC; ENERGY SOLUTIONS DIRECT; UNKNOWN TENANT NO. 1; and ALL UNKNOWN PARTIES CLAIMING INTER-ESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROP-ERTY HEREIN DESCRIBED, are Defendants, STACY M. BUTTERFIELD, the highest and best bidder for cash online at www.polk.realforeclose.com, 10:00 a.m., on November 27, 2024, the following described property as set forth in said Order or Final Judgment,

THAT PART OF LOT 2, BLOCK A, VERONA PARK, AS SHOWN

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

THE STATE OF FLORIDA, IN AND

FOR POLK COUNTY,

CIVIL DIVISION

CASE NO.: 2023-CA-004913

NOTICE OF SALE IS HEREBY

GIVEN pursuant to the Summary Final Judgment of Foreclosure entered

on September 11, 2024 in Case No.

53-2024-CA-004913 of the Circuit

Court of the Tenth Judicial Circuit,

in and for Polk County, Florida,

wherein DATA MORTGAGE, INC. DBA ESSEX MORTGAGE is Plaintiff,

and KEVIN N. MARTIN SINCLAIR,

KATIA C. MARTIN SINCLAIR, MORTGAGE ELECTRONIC

REGISTRATION SYSTEMS, INC.

AS NOMINEE FOR SI MORTGAGE

COMPANY, SECRETARY OF THE

U.S. DEPARTMENT OF HOUSING

AND URBAN DEVELOPMENT, ASSOCIATION OF POINCIANA

VILLAGES, INC. and POINCIANA

VILLAGE SEVEN ASSOCIATION,

INC are Defendants, the Office of Stacy

M. Butterfield, CPA, Polk County Clerk

of the Court, will sell to the highest and

best bidder for cash wherein bidding

begins at 10:00 a.m. Eastern Time

on www.polk.realforeclose.com, on the 12th day of November, 2024, in

accordance with Section 45.031(10),

Florida Statutes, and pursuant to Administrative Order No 3-15.16, the

following described property as set

forth in said Final Judgment, to wit:

LOT 15, BLOCK 3139, POIN-

NEIGHBORHOOD

ELECTRONIC

DATA MORTGAGE, INC. DBA

KEVIN N. MARTIN SINCLAIR,

ESSEX MORTGAGE,

Plaintiff, vs.

Defendants.

et al..

FIRST INSERTION

BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 11 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS: BEGIN AT THE NORTH-WEST CORNER OF SAID LOT 2 AND RUN SOUTH 0 DEGREES 19 MINUTES 47 SECONDS EAST ALONG THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 165.60 FEET; THENCE RUN NORTH 73 DEGREES 14 MINUTES 19 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 106.55 FEET; THENCE RUN NORTH 1 DEGREES 15 MINUTES 51 SECONDS WEST 134.90 FEET; THENCE RUN WEST ALONG THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

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 DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVID-ED HEREIN.

In accordance with the Americans with Disabilities Act of 1990, if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

to Florida Statute 45.031(2), this notice shall be publishedtwice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. DATED 9/20/24.

By: /s/ Greg H. Rosenthal Greg H. Rosenthal Florida Bar No.: 955884 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 Service E-mail: answers@dallegal.com 1463-194704 / TM1 24-01422K October 4, 11, 2024

6, VILLAGE 7, ACCORD-

ING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE(S)

29 THROUGH 52, OF THE

PUBLIC RECORDS OF POLK

Also known as 2087 RIO GRANDE CANYON LOOP,

together with all existing or subse-

quently erected or affixed buildings, improvements and fixtures.

the surplus funds from the sale, if any,

other than the property owner as of the

date of the lis pendens, must file a claim

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 Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or im-

mediately upon receiving this notifi-

cation if the time before the sched-

uled appearance is less than 7 days;

if you are hearing or voice impaired,

Dated this 30th day of September

within sixty (60) days after the sale.

Any person claiming an interest in

COUNTY, FLORIDA.

KISSIMMEE, FL 34759

FIRST INSERTION

NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA

CASE NO. 2024CC002807 DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., a Florida Not-For-Profit Corporation, Plaintiff, v.

MARY SCOTT; UNKNOWN SPOUSE OF MARY SCOTT & ANY UNKNOWN PERSON(S) IN POSSESSION,

Defendants.

Notice is given that under a Final Summary Judgment dated September 10, 2024, and in Case No. 2024CC002807 of the Circuit Court of the Tenth Judicial Circuit in and for Polk County, Florida, in which DEL WEBB ORLANDO HOMEOWNERS ASSOCIATION, INC., the Plaintiff and MARY SCOTT the Defendant(s), the Polk County Clerk of Court will sell to the highest and best bidder for cash at polk.realforeclose. com, at 10:00am on December 26. 2024, the following described property set forth in the Final Summary Judgment:

Lot 196, Ridgewood Lakes Villages 3B and 3C, according to the plat thereof as recorded in Plat Book 146, Pages 31 through 35 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 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 711.

WITNESS my hand this 30th day of September 2024. By: /s/ Sarah E. Webner Sarah E. Webner, Esq. Florida Bar No. 92751 WONSETLER & WEBNER, P.A. 717 North Magnolia Avenue Orlando, FL 32803 Primary E-Mail for service: Pleadings@kwpalaw.com Secondary E-Mail: office@kwpalaw.com (P) 407-770-0846 (F) 407-770-0843 Attorney for Plaintiff 24-01435K October 4, 11, 2024

FIRST INSERTION

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

COUNTY GENERAL JURISDICTION DIVISION

CASE NO. 2024CA000612000000 TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK, Plaintiff, vs.

TROY MARTIN SR., et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered August 27, 2024 in Civil Case No. 2024CA000612000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein TRUIST BANK, SUCCESSOR BY MERGER TO SUNTRUST BANK is Plaintiff and Troy Martin Sr., et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www.polk. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 28th day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 46, EMERALD ESTATES UNIT NUMBER TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGE 17, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711. By: /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 23-08801FL

October 4, 11, 2024 24-01439K

FIRST INSERTION

NOTICE OF FORECLOSURE SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY FLORIDA

CIRCUIT CIVIL DIVISION CASE NO.: 2021-CA-001478 U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST, Plaintiff, v.

ERIBERTO GUZMAN, et al.,

Defendants.
NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Final Judgment of Mortgage Foreclosure dated April 18, 2024 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated September 23, 2024, issued in and for Polk County, Florida, in Case No. 2021-CA-001478, wherein U.S. BANK TRUST NATIONAL AS-SOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST is the Plaintiff, and ERIBERTO GUZMAN, ELENA SANTANA, ROBERTO SER-RANO LINKNOWN SPOUSE OF ER-IBERTO GUZMAN N/K/A ADELINA MARTINEZ and ANDOVER HOME-OWNERS ASSOCIATION OF POLK COUNTY, INC. are the Defendants.

The Clerk of the Court, STACY BUTTERFIELD, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 28, 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 99 ANDOVER ACCORD-ING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 143, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. Property Address: 1257 Mer-

rimack Dr., Davenport, FL 33837 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.

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 im-Dated: This 2nd day of October,

2024. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.comBy: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com October 4, 11, 2024 24-01443K

FIRST INSERTION

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

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

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

Defendants. NOTICE is hereby given that Stacy M. Butterfield, Clerk of the Circuit Court of Polk County, Florida, will on October 29, 2024, at 10:00 a.m. ET, via the online auction site at www.polk. realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Polk County, Florida, to wit:

Lot 7, Reva Heights Addition No. 1, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 50, of the Public Records of Polk County, Florida.

Property Address: 4919 S Gachet Blvd, Lakeland, FL 33813 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number

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

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

If you need special assistance due to a disability to participate in court proceedings in Polk County Florida, please contact the Tenth Judicial Circuit of Florida Office of the Court Administrator at (863) 534-4686 (Voice), (863) 534-7777 (TDD) or (800) 955-8770 (Florida Relay Service), as much in advance of your court appearance as possible. If you are hearing or voice impaired, you may call 711 and the Florida Relay Service will assist you with your call to our office. It is the intent of the Tenth Judicial Circuit to facilitate provisions for reasonable accommodations when requested by qualified persons with disabilities. SUBMITTED on this 1st day of Oc-

tober, 2024. TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200 Facsimile: (407) 712-9201 24-01437K October 4, 11, 2024

FIRST INSERTION

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

CASE: 2023CC002855 MADISON PLACE TOWNHOMES ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. ADA MATEO DE LOPEZ;

UNKNOWN SPOUSE OF ADA MATEO DE LOPEZ; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that,

pursuant to the Final Judgment entered in this cause, in the County Court of Polk County, Florida, Stacy Butterfield Clerk of Court, will sell all the property situated in Polk County, Florida described as:

Lot 242, MADISON PLACE PHASE 2, according to the Plat thereof as recorded in Plat Book 181, Pages 24 through 27, inclusive, of the Public Records of Polk County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 1116 Merrill Street, Daven-

port, FL 33837 at public sale, to the highest and best bidder, for cash, via the Internet at www.polk.realforeclose.com at 10:00 A.M. on October 29, 2024

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP By /s/ Brandon K Mullis BRANDON K. MULLIS, ESQ. Attorney for Plaintiff E-Mail: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559

24-01434K

FBN: 23217 October 4, 11, 2024

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2023CA000681000000 MEB LOAN TRUST VI, Plaintiff, vs. FRANCISCO A. ACOSTA A/K/A

FRANCISCO ALBERTO ACOSTA A/K/A FRANSISCO A. COSTA, et

Defendant. NOTICE IS HEREBY GIVEN pursuant

to a Summary Final Judgment of Foreclosure entered June 21, 2024 in Civil Case No. 2023CA000681000000 of the Circuit Court of the TENTH JUDICIAL CIRCUIT in and for Polk County, Bartow, Florida, wherein MEB LOAN TRUST VI is Plaintiff and Francisco A. Acosta a/k/a Francisco Alberto Acosta a/k/a Fransisco A. Costa, et al., are Defendants, the Clerk of Court, STACY BUTTERFIELD, CPA, will sell to the highest and best bidder for cash electronically at www. polk.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 22nd day of October, 2024 at 10:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 15, Copper Ridge Pointe, according to the plat thereof as recorded in Plat Book 126, Pages 22 and 23, of the Public Records of Polk County, Flori-

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, vou are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, (863) 534-4690, within two (2) working days of your receipt of this (describe notice); if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Service 711.

By: /s/ Sara Collins Sara Collins, Esq. McCalla Raymer Leibert Pierce, LLC Attorney for Plaintiff 225 E. Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1673 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 53992 22-00979FL

October 4, 11, 2024 24-01414K

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

24-01426K

or email legal@businessobserverfl.com

call 711.

Sokolof Remtulla, LLP

Florida Bar No.: 73863

Greenacres, FL 33467

Counsel for Plaintiff

Telephone: 561-507-5252

Facsimile: 561-342-4842

E-mail: pleadings@sokrem.com

By: /s/ Benjamin D. Ladouceur

Benjamin D. Ladouceur, Esq.

SOKOLOF REMTULLA, LLP

6801 Lake Worth Road, Suite 100E



--- ACTIONS ---

FIRST INSERTION

NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT IN AND FOR POLK COUNTY, FLORIDA CIVIL DIVISION

Case #: 2023CC005198000000 Truist Bank, successor by merger to SunTrust Bank

Plaintiff, -vs.-Frances M. Palau a/k/a Frances L. Palau; Arlette C. Varela a/k/a Arlette Varela; Maria Antonieta DeSouza; Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Norma Rivera a/k/a Norma Esther Rivera a/k/a Norma E. Rivera a/k/a Norma Esther Mendez, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Louise Mendez-Flores, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); Elizabeth Flores; Unknown Spouse of Arlette C. Varela a/k/a Arlette Varela; Unknown Spouse of Elizabeth Flores; Florida Housing Finance Corporation; City of Lakeland, Florida; Clerk of Circuit Court of Polk County, Florida;

TO: The Estate of Norma Rivera: LAST KNOWN ADDRESS: 1155 North Florence Avenue, Lakeland, FL 33805 Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s): and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents

Wilson Flores; Unknown Spouse of

The Estate of Norma Rivera

Defendant(s).

Wilson Flores; PGSR Holdings LLC;

YOU ARE HEREBY NOTIFIED that

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR POLK COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO. 2024CA002443000000

ADVANCIAL FEDERAL CREDIT

COLIN NEALE COUPER A/K/A

 $COLIN\ COUPER\ A/K/A\ COLIN\ N$

To: COLIN NEALE COUPER A/K/A

COLIN COUPER A/K/A COLIN N

202 KENNY BOULEVARD, HAINES

UNKNOWN SPOUSE OF COLIN

NEALE COUPER A/K/A COLIN COUPER A/K/A COLIN N COUPER

202 KENNY BOULEVARD, HAINES

LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN

Plaintiff, vs.

COUPER, et al.,

CITY, FL 33844

CITY, FL 33844

or otherwise not sui iuris.

an action has been commenced to fore-

close a mortgage on the following real property, lying and being and situated in Polk County, Florida, more particularly described as follows: LOT 28, LAKE RIDGE, AC-

CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 122, PAGES 14 AND 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

more commonly known as LAST KNOWN ADDRESS: 1155 North Florence Avenue, Lakeland, FL 33805.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with 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 AC-COMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEED-ING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVI-SION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COURT ADMINISTRATION, (863)-534-4690 WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE. IF YOU ARE HEARING OR VOICE IMPAIRED, CALL TDD (863) 534-7777 OR FLORIDA RELAY SERVICE 1-800-955-8770.

WITNESS my hand and seal of this Court on the 20 day of September,

> Stacy M. Butterfield Circuit and County Courts (SEAL) By: Ashley Saunders Deputy Clerk

> > 24-01411K

LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, FL 33487 23-329253 FC01 SUT

FIRST INSERTION

that an action to foreclose Mortgage

covering the following real and person-

al property described as follows, to-wit: LOT 108, BALMORAL ES-TATES PHASE 2, ACCORD-ING TO THE MAP OR PLAT

THEREOF AS RECORDED IN

PLAT BOOK 164, PAGE 1, OF

THE PUBLIC RECORDS OF

has been filed against you and you are

required to file a copy of your written

defenses, if any, to it on Sara Collins,

Esq, McCalla Raymer Leibert Pierce,

LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the

original with the Clerk of the above-

styled Court on or before 11-1-24 or

30 days from the first publication,

otherwise a Judgment may be entered

against you for the relief demanded in

If you are a person with a disabil-

ity who needs any accommodation in

order to participate in this proceed-

ing, you are entitled, at no cost to you,

the Complaint.

POLK COUNTY, FLORIDA.

YOU ARE HEREBY NOTIFIED

October 4, 11, 2024

FIRST INSERTION

AMENDED NOTICE OF ACTION FOR BREACH OF CONTRACT IN THE CIRCUIT COURT OF THE 10th JUDICIAL CIRCUIT, IN AND FOR POLK COUNTY. FLORIDA

Case No.: 53-2023-CA-006948-0000-007 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 Oct 31, 2024, 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 33897

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

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

Dated: September 24, 2024 CLERK OF THE CIRCUIT COURT Stacy M. Butterfield (SEAL) By: /s/ Asuncion Nieves Polk County Clerk

Sean Horsey c/o Jenkins Law, P.L 275 96th Ave N., Suite 5 St. Petersburg, FL 33702 24-01415K

to the provision of certain assistance.

Please contact the Office of the Court

Administrator, 255 N. Broadway Av-

enue, Bartow, Florida 33830, (863)

534-4686, at least 7 days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than 7 days; if you

are hearing or voice impaired, call 711.

Court on the 24 day of September,

WITNESS my hand and seal of said

CLERK OF THE CIRCUIT COURT

MCCALLA RAYMER LEIBERT

225 East Robinson Street, Suite 155,

Email: Accounts Payable@mccalla.com

PIERCE, LLC

24-10020FL

Orlando, FL 32801

October 4, 11, 2024

Phone: (407) 674-1850

(SEAL) BY: /s/ Ashley Saunders

Stacy M. Butterfield

As Clerk of the Court

Deputy Clerk

FIRST INSERTION

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

FAMILY LAW DIVISION Case No.: 2024-DR-001398 IN RE: THE MARRIAGE OF

ABIGAIL JACKSON, Petitioner/Wife, and ARIEL CONLEY, Respondent/Wife.

To: ARIEL CONLEY RESPONDENT/WIFE Last Known Address: 336 Cello St. Davenport, Florida 33896 Current Address: Unknown

YOU ARE NOTIFIED that an action for a Dissolution of Marriage action in Polk County, Florida: has been filed against you and you are required to serve a copy of your written defenses to ABIGAIL JACKSON, at The Wilson Advocacy Group, P.A., Petitioner's attorney, whose address is P.O. Box 3142, Winter Haven, FL 33885, and file the original with this court either before 10/28/24 service on Petitioner's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

The action is asking the Court to decide how the following real property or personal property should be divided: 336 Cello Street, Davenport, FL 33896-8352

This notice shall be published once a week for two consecutive weeks in the Business Observer.

WITNESS HAND AND SEAL of this Court on this 20th day of September 2024.

STACY M. BUTTERFIELD CLERK OF THE CIRCUIT COURT (SEAL) By /s/ Jennifer Harrison

As Deputy Clerk The Wilson Advocacy Group, P.A. P.O. Box 3142

Winter Haven, FL 33885 Oct. 4, 11, 18, 25, 2024 24-01416K

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

FIRST INSERTION

FLORIDA CASE NO.: 532024CC006850000000 BEDROCK CYPRESS HARBOR

LLC. Plaintiff, vs. RICHARD DEMALINGNON, SHIRLEY DEMALINGNON, KRISTI ELLIOT, and SHELLIE AUTO INC.,

Defendants. TO: Kristi Elliot 1130 North Lake Parker Avenue Apt. A107

Lakeland, Florida 33805 Kristi Elliot 1311 US Highway 92 W

Lot 8 Auburndale, Florida 33823

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

322 Jupiter Avenue, Lot No. 80,

Winter Haven, Florida 33884 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 3902 N. Marguerite Street, Tampa, Florida 33603, ON OR BE-FORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original nal with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint

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

or voice impaired, call 711. WITNESS Stacy M. Butterfield, as Clerk of the County Court, and the seal of said Court, at the Courthouse at Polk County, Florida.

Dated: September 30, 2024 Default Date November 6, 2024 STACY M. BUTTERFIELD Polk County Clerk of Court (SEAL) By: /s/ Asuncion Nieves Deputy Clerk

By: /s/ Asuncion Nieves

As Deputy Clerk

Brian C. Chase, Esq. Plaintiff's attorney 3902 N. Marguerite Street Tampa, Florida 33603 October 4, 11, 2024 24-01432K

FIRST INSERTION

--- ESTATE ---

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION Case No.: 2024CP-002622 IN RE: Estate of MARLENE H. TIFT,

Deceased.
The administration of the estate of Marlene H. Tift, deceased, whose date of death was April 21, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is October 4, 2024.

Personal Representative: Thomas Reeves 14960 Daisy Rd Adelanto, CA 92301

Attorney for Personal Representative: /s/ William J. Twyford William J. Twyford, Esquire Florida Bar No. 0782505 Twyford Law, LLC Post Office Box 411 Winter Haven, Florida 33882 Tel: (863) 585-5283 e-mail: wjt@Twyfordlawllc.com October 4, 11, 2024 24-01430K

SUBSEQUENT INSERTIONS

--- ACTIONS ---

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION

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

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

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

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

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

Signed on this 3rd day of September, 2024.

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

First publication on September 13, 2024.

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

--- ESTATE ---

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

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this no-

tice 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 $308~\mathrm{Ave}~\mathrm{G}~\mathrm{SW}$ Suite 208 Winter Haven, Florida 33880 Telephone: (863) 259-4743

E-mail Addresses: chaz@ora andrew@oram.law

Sept. 27; Oct. 4, 2024

SECOND INSERTION 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

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

CASE NO. 2024CA002821 FLAGSTAR BANK, N.A., Plaintiff, vs. SHAWN W. THOMAS; JESSICA D. THOMAS; UNKNOWN SPOUSE OF WILLIAM E. HENDRIX; **UNKNOWN TENANT NO. 1;** UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,

TO: UNKNOWN SPOUSE OF WIL-LIAM E. HENDRIX 150 MOSES ST MULBERRY, FL 33860

HOW TO

PUBLISH YOUR

YOU ARE NOTIFIED that an action

FIRST INSERTION to foreclose a mortgage on the following described property in Polk County,

Florida: THE NORTH 1/2 OF LOT 1, AND THE NORTH 1/2 OF LOT 3, BLOCK 2, TOWN OF KINGS-FORD, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 32B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE NORTH 1/2 OF THE WEST 1/2 OF CLOSED HEN-DRICKS AVENUE LYING BE-

TWEEN BLOCKS 1 AND 2. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo & Associates, P.A., Plaintiff's attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal. com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise a default will be entered against you for

the relief demanded in the complaint

or petition. Default Date November 8th 2024

In accordance with the Americans th Disabilities Act of 1990 if you are a person who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator at (863) 534-4690, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call TDD (863) 534-7777 or Florida Relay Ser-

DATED on 10-1-, 2024. Stacy M. Butterfield As Clerk of the Court

(SEAL) By: /s/ Ashley Saunders

As Deputy Clerk Diaz Anselmo & Associates, P.A. Plaintiff's attorneys P.O. BOX 19519 Fort Lauderdale, FL 33318 (954) 564-0071 answers@dallegal.com 1691-204862 / VP2 24-01438K October 4, 11, 2024

and select the appropriate County name from the menu option

CALL 941-906-9386

or e-mail legal@businessobserverfl.com

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 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., deceased, 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 personal representative's attorney are set forth below.

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

ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE. ALL CLAIMS NOT SO FILED

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

The date of the first publication of this notice is the 27th day of September,

Signed on this 23rd day of September, 2024.

Personal Representative: Brent Ulyesses Bateman 436 Barlyn Ave.

Haines City, FL 33844 Attorney for Personal Representative: Michael A. Johnson Florida Bar #: 0474258 P.O. Box 1397 Lakeland, FL 33802-1397 Telephone: (863) 688-0741 Fax#: (863) 688-0472 Primary email: majlaw@tampabay.rr.com Sept. 27; Oct. 4, 2024 24-01384K

SECOND INSERTION

NOTICE TO CREDITORS (Formal Administration) IN THE 10th JUDICIAL CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA. PROBATE DIVISION

CASE NO.: 2024-CP-003097 IN RE: The Estate of

PATRICIA A. KRAMER, Deceased.TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of PATRICIA A. KRAMER, deceased, whose date of death was March 7, 2024, and whose social security number is ***-**-2191, 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 set forth below

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

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 rep-

tative'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 de-

mands against decedent's estate must file their claims with this court WITH-

IN THREE (3) MONTHS AFTER THE

DATE OF FIRST PUBLICATION OF

PREPARED BY: J. Matthew Bobo

2 North Tamiami Trail, Suite 500

Lutz, Bobo & Telfair, P.A.

Sarasota, Florida 34236

Sept. 27; Oct. 4, 2024

(PO#3326-3318)

entative's and the personal

set forth below.

THIS NOTICE.

IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

A Personal Representative or 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 speci-

fied under s. 732.2211.

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

PATRICIA GOULD, As Personal Representative

Attorney and Personal Representative Giving Notice: STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 SouthBayshoreDrive,18thFloor Coconut Grove, Florida 33133 Tel: 1-833-973-3279

Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511 24-01386K Sept. 27; Oct. 4, 2024

A personal representative or curator

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

dent's death by the decedent or the de-

cedent's surviving spouse is property to which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in ss. 732-216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-

fied under s. 732.2211. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECITON 733.702 WILL BE FOREVER

NOTWITHSTANDING ANY OTHER

APPLICABLE TIME PERIOD, ANY

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

The date of first publication of this no-

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:

tice is: September 27, 2024

Christopher F. Torchia, Esq.

522 S Hunt Club Blvd PMB 326

Florida Bar No. 270120

Apopka, FL 32703-4960

ctorchialaw@outlook.com

Sept. 27; Oct. 4, 2024

Torchia Law Firm PA

Mailing address:

407-869-1004

--- PUBLIC SALES ---

SECOND 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,

2005 FTWD MOBILE HOME, VIN: FLFL470A31563LF21,

TITLE NO.: 0093459274, and VIN: FLFL470B31563LF21,

TITLE NO.: 0093459310 and all other personal property located therein

SECOND INSERTION

SECOND INSERTION

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

Deceased. 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 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 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, Suite B

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

SECOND 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

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002828 **Division Probate** IN RE: ESTATE OF

JOAN MARY VITALE a/k/a JOAN M. VITALE

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 Representative's attorney are set forth be-

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

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

IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER NOTWITHSTANDING THE TIME

DATE OF DEATH IS BARRED.

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

and other persons having claims or demands against Decedent's Estate must

THE TIME PERIODS SET FORTH

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

The date of first publication of this

Sept. 27; Oct. 4, 2024 24-01387K

--- PUBLIC SALES ---

SECOND 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

A 1975 Mobile Home, VIN GD65T2F0TS and the contents therein, if any, abandoned by previous tenant, Kevin and Cindy Monday and current Gladis Collado

On October 10, 2024 at 9:00am at Shipp Reck Harbor Mobile Home Park, 21 Key West Avenue, Winter Haven, FL 33880. 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.com

24-01393K

--- SALES ---

SECOND 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 ${\bf BY, THROUGH, UNDER, OR}$ 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, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).
NOTICE IS HEREBY GIVEN that pursuant to a Final Judgment of Foreclosure entered on August 22, 2024, 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.

Dated: September 16, 2024 /s/ Audrey J. Dixon 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

SECOND 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 ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED 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

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

before the scheduled appearance is less

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

clerk reports the surplus as unclaimed.

Pursuant to the Fla. R. Jud. Ad-

in. 2.516, the above signed counsel

for Plaintiff designates attorney@

padgettlawgroup.com as its primary e-

mail address for service, in the above

styled matter, of all pleadings and docu-

ments required to be served on the par-

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 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 SCHED-

ULED APPEARANCE IS LESS THAN

7 DAYS: IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

AMERICANS WITH DISABILI-

Sept. 27; Oct. 4, 2024 SECOND 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,

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

/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 Sept. 27; Oct. 4, 2024

Respectfully submitted,

24-01392K

24-01391K

Sept. 27; Oct. 4. 2024

--- ACTIONS / SALES ---

POLK COUNTY

NOTICE OF SALE PURSUANT

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

CASE NO.: 53-2023CC-006716-0000-00 THE RIDGE AT SWAN LAKE HOMEOWNERS ASSOCIATION, 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 cordance with Section 45.031, Florida Statutes, on 10/28/2024, the following described property set forth in the Final Judgment of Foreclosure:

SECOND INSERTION

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.

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

SECOND INSERTION 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,

PROPERTY ADDRESS: 192 ELEUTHERA DR, LAKE AL-

IF YOU ARE A PERSON CLAIMING

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

If you are a person with a disability

who needs assistance in order to par-

ticipate in a program or service of the

MAY CLAIM THE SURPLUS.

FRED, FL 33850

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

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO

> 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 Lindsav 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

state courts system, you should contact THIRD INSERTION

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 peti-

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

Copies of all court documents in this case, including orders, are available at

the Clerk of the Circuit Court's office. You may review these documents upon

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

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

Sean Horsey c/o Jenkins Law, P.L 275 96th Ave N., Suite 5 St. Petersburg, FL 33702 Sept. 20, 27; Oct. 4, 11, 2024

24-01356K

24-01379K

SECOND 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 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 VIO-LETA 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 VIOLET B. CHIONG TRUST DATED MARCH 10, 1997, whose whereabouts is unknown or who are deceased.

YOU ARE NOTIFIED that an action 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 $^{\circ}$ 53'06"E. FOR 35.08 FEET:

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 THE SOUTHERLY BOUNDARY OF A DRIFT 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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, vou 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

SECOND INSERTION

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

 $CASE\ NO.: 2023 CA004414000000$

LAKEVIEW LOAN SERVICING,

JERRY BERBA; WENDY BERBA;

NEIGHBORHOOD ASSOCIATION,

ASSOCIATION OF POINCIANA

VILLAGES, INC.; POINCIANA

#1 N/K/A JOSE PINTOR; UNKNOWN TENANT #2 N/K/A

LYNDIA PINTOR; ANY AND ALL

UNKNOWN PARTIES CLAIMING

AGAINST THE HEREIN NAMED

WHO ARE NOT KNOWN TO BE

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

GRANTEES, OR OTHER

CLAIMANTS

Defendant(s).

SAID UNKNOWN PARTIES

INC.; UNKNOWN TENANT

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 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 THAN SEVEN DAYS; IF YOU ARE HEARING OR VOICE IMPAIRED, CALL 711.

EXHIBIT "A"

22-10-1643

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

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.

TOGETHER WITH that cer $tain\ manufactured\ home\ located$ thereon. Parcel ID No. 273031-000000-

023060 More commonly known as: 0 Lighthouse Avenue, Lake Wales,

FL 33859 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 5204533.v1

Sept. 27; Oct. 4, 2024 24-01378K

SECOND INSERTION NOTICE OF ACTION IN THE CIRCUIT COURT OF THE

TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CASE NO.: 2024-CA-002278

MILLER, Plaintiffs, v JAMES EARL DUNN, ROBIN JILL SESSIONS, and TERRY CLARK

LISA MILLER and ROBERT

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 it 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 de-

manded in the Complaint.

AMERICANS WITH DISABILI-TIES ACT. If you are a person with a disability who needs any accom-modation 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

SECOND 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@aldridgepite.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: ServiceMail@aldridgepite.com

1184-1563B Sept. 27; Oct. 4, 2024 24-01382K

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TENTH JUDICIAL CIRCUIT IN AND FOR POLK COUNTY, FLORIDA CIVIL ACTION CASE NO.: 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, 2024.

ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Justin Ritchie Florida Bar #106621 Justin Ritchie, Esq.

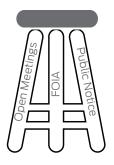
CT - 24-002813 Sept. 27; Oct. 4, 2024 24-01406K



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

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Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



ypes Of Public Notices

Citizen Participation Notices

Government Meetings and Hearings

Summaries

Land and Water Use **Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments

Tax Deed Sales

Sales

Mortgage Foreclosures

Name Changes

Probate Rulings

Orders to Appear

Divorces and Adoptions

Delinquent Tax Lists,

Government Property

Proposed Budgets and Tax Rates

Agency Proposals

Meeting Minutes or

Zoning, Annexation and Land Use Changes

School District Reports

Creation of Special

Tax Districts

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



Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



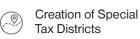
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Citizen Participation Notices

Government Meetings and Hearings

Land and



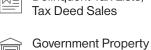


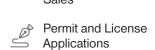


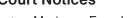
Commercial Notices

Unclaimed Property,

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Mortgage Foreclosures

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